### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address 25 First Avenue, Cockatoo Vic 3781 Including suburb and postcode

#### Indicative selling price

For the meaning	of this price see	cons	sume	r.vic.gov.	au/u	nder	quoting			
Range betwee	n \$600,000			&		\$660	),000			
Median sale p	rice									_
Median price	\$597,500	Ηοι	ise	Х	Un	iŧ			Suburb	Cockatoo
Period - From	01/10/2017	to	30/0	9/2018			Source	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	8 Springs St COCKATOO 3781	\$695,000	16/11/2018
2	50 First Av COCKATOO 3781	\$640,000	20/07/2018
3	10 Springs St COCKATOO 3781	\$600,000	19/10/2018

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

#### Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



BELL REAL ESTATE





Rooms: Property Type: House Land Size: 1494 sqm approx Agent Comments 59686222 0438680032 samanthas@bellrealestate.com.au Indicative Selling Price

Samantha Scott

\$600,000 - \$660,000 Median House Price Year ending September 2018: \$597,500

## **Comparable Properties**



8 Springs St COCKATOO 3781 (REI)



Price: \$695,000 Method: Private Sale Date: 16/11/2018 Rooms: 6 Property Type: House Land Size: 2031 sqm approx

#### Agent Comments

Agent Comments

50 First Av COCKATOO 3781 (REI/VG)

2

Agent Comments

Price: \$640,000 Method: Private Sale Date: 20/07/2018 Rooms: 6 Property Type: House Land Size: 1012 sqm approx

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10 Springs St COCKATOO 3781 (REI/VG)



Price: \$600,000 Method: Private Sale Date: 19/10/2018 Rooms: 6 Property Type: House Land Size: 1008 sqm approx

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