

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
Including suburb and
postcode

25 First Avenue, Cockatoo Vic 3781

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$660,000

Median sale price

Median price \$597,500

House

X

Unit

Suburb Cockatoo

Period - From 01/10/2017

to 30/09/2018

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.

	Address 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.



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Rooms:

Property Type: House

Land Size: 1494 sqm approx

Agent Comments

Comparable Properties



8 Springs St COCKATOO 3781 (REI)

Agent Comments

4 2 4

Price: \$695,000

Method: Private Sale

Date: 16/11/2018

Rooms: 6

Property Type: House

Land Size: 2031 sqm approx



50 First Av COCKATOO 3781 (REI/VG)

Agent Comments

4 2 -

Price: \$640,000

Method: Private Sale

Date: 20/07/2018

Rooms: 6

Property Type: House

Land Size: 1012 sqm approx



10 Springs St COCKATOO 3781 (REI/VG)

Agent Comments

4 2 -

Price: \$600,000

Method: Private Sale

Date: 19/10/2018

Rooms: 6

Property Type: House

Land Size: 1008 sqm approx