

## 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

19A Edmunds Road, Cockatoo Vic 3781

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$546,000 &amp; \$600,600

## Median sale price

Median price \$610,000 House ☒ Unit ☐ Suburb Cockatoo

Period - From 01/07/2018 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	32 Second Av COCKATOO 3781	\$592,000	26/11/2018
2	4 Alexander Rd COCKATOO 3781	\$550,000	03/08/2018
3	13 Salisbury Av COCKATOO 3781	\$530,000	06/08/2018

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.~~



3 2 3

Rooms:

Property Type: House

Land Size: 1012 sqm approx

Agent Comments

## Comparable Properties



32 Second Av COCKATOO 3781 (REI)

Agent Comments

3 2 2

Price: \$592,000

Method: Private Sale

Date: 26/11/2018

Rooms: 6

Property Type: House

Land Size: 2020 sqm approx



4 Alexander Rd COCKATOO 3781 (REI)

Agent Comments

3 1 2

Price: \$550,000

Method: Private Sale

Date: 03/08/2018

Rooms: 4

Property Type: House

Land Size: 1393 sqm approx



13 Salisbury Av COCKATOO 3781 (REI/VG)

Agent Comments

3 1 1

Price: \$530,000

Method: Private Sale

Date: 06/08/2018

Rooms: 5

Property Type: House

Land Size: 1007 sqm approx