



Rooms:

Property Type: House (Res) Land Size: 3347 sqm approx

Agent Comments

Indicative Selling Price \$540,000 - \$594,000 Median House Price December quarter 2017: \$586,500

Comparable Properties



13 Bailey Rd COCKATOO 3781 (REI)

3

i 2

Price: \$595,000 Method: Private Sale Date: 14/02/2018 Rooms: 5

Property Type: House Land Size: 1003 sqm approx

Agent Comments

Agent Comments



4 Hillcrest Ct COCKATOO 3781 (REI/VG)





Price: \$592,000 Method: Private Sale Date: 13/11/2017

Rooms: 6

Property Type: House (Res) Land Size: 3394 sqm approx

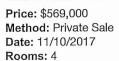
33 Mountain Rd COCKATOO 3781 (REI/VG)







Agent Comments

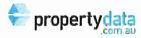


Property Type: House Land Size: 2183 sqm approx

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Section 47AF of the Estate Agents Act 1900					
Property offered for s	sale					
Address Including suburb and postcode	16 Naughton Street, Cockatoo Vic 3781					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$540,0	\$594,000					
Median sale price						
Median price \$586,50	10 House X Unit Suburb Cockatoo					
Period - From 01/10/2	017 to 31/12/2017 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	13 Bailey Rd COCKATOO 3781	\$595,000	14/02/2018
2	4 Hillcrest Ct COCKATOO 3781	\$592,000	13/11/2017
3	33 Mountain Rd COCKATOO 3781	\$569,000	11/10/2017

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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