



3 1 4

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)

Agent Comments

3 2 -

Price: \$595,000
Method: Private Sale
Date: 14/02/2018
Rooms: 5
Property Type: House
Land Size: 1003 sqm approx



4 Hillcrest Ct COCKATOO 3781 (REI/VG)

Agent Comments

4 1 2

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

3 1 2

Price: \$569,000
Method: Private Sale
Date: 11/10/2017
Rooms: 4
Property Type: House
Land Size: 2183 sqm approx

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

16 Naughton Street, Cockatoo Vic 3781

Indicative selling price

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

Range between \$540,000

&

\$594,000

Median sale price

Median price \$586,500

House

X

Unit

Suburb Cockatoo

Period - From 01/10/2017

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.~~