



**first
national**
REAL ESTATE

Neilson Partners

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$* or range between \$520,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$500,000 *House ☒ *unit ☐ Suburb or locality COCKATOO
Period - From Aug 2017 to Feb 2018 Source RP DATA

Comparable property sales

These are the three properties sold within two kilometres/five 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 61 Belgrave Gembrook Road, Cockatoo	\$550,000	11/09/2017
2 7 Stringybark Road, Cockatoo	\$539,500	31/08/2017
3 9 Stringybark Road, Cockatoo	\$560,000	10/01/2017