

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	lot 36 Mountain Road, Cockatoo Vic 3781
Including suburb and	

7 (dd) 000	plot 30 Mountain Moad, Cockatoo Mc 3761
Including suburb and	
postcode	

#### Indicative selling price

Property offered for sale

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

Range between	\$190,000	&	\$209,000

#### Median sale price

Median price	\$540,750	Hou	ıse X	Un	iŧ	Suburb	Cockatoo
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

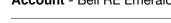
#### Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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		
2		
3		

#### 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: Land Land Size: 1456 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$190,000 - \$209,000 **Median House Price** September quarter 2017: \$540,750

# Comparable Properties



38 Amphlett Av COCKATOO 3781 (REI)

Price: \$155,000 Method: Private Sale Date: 16/08/2017 Rooms: -

Property Type: Land

Land Size: 5971 sqm approx

**Agent Comments** 

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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