

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

lot 36 Mountain Road, Cockatoo Vic 3781

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

Median price \$540,750 House X Unit 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 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		
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.~~



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)

Agent Comments



Price: \$155,000
Method: Private Sale
Date: 16/08/2017
Rooms: -
Property Type: Land
Land Size: 5971 sqm approx

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.