

## 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

775 Woori Yallock Road, Cockatoo Vic 3781

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&amp;

\$1,210,000

## Median sale price

Median price \$605,750

House

X

Unit

Suburb Cockatoo

Period - From 01/04/2018

to

30/06/2018

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:** 9

**Property Type:**

**Land Size:** 212000 sqm approx

Agent Comments

## Comparable Properties



**380 Woori Yallock Rd COCKATOO 3781  
(REI/VG)**

Agent Comments



**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 20/02/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 111791 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.