

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

17 Belgrave Avenue, Cockatoo Vic 3781

Indicative selling price

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

Range between

\$570,000

&

\$627,000

Median sale price

Median price

\$532,533

House

X

Suburb or locality

Cockatoo

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
4 Belgrave Av COCKATOO 3781	\$625,000	03/10/2016
2-4 Steane St COCKATOO 3781	\$613,795	20/03/2017
1 Cockatoo Av COCKATOO 3781	\$588,000	12/12/2016