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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median House Price
March quarter 2017: \$532,533

Comparable Properties

22 Hazel St COCKATOO 3781 (VG)

Agent Comments



Price: \$525,065
Method: Sale
Date: 24/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 3980 sqm

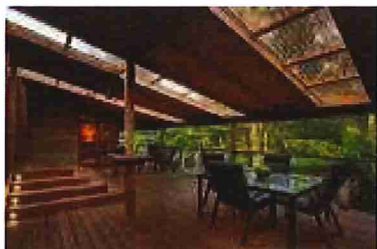


9 Second Av COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 17/02/2017
Rooms: 5
Property Type: House
Land Size: 2049 sqm



53 Pakenham Rd COCKATOO 3781 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 01/03/2017
Rooms: 6
Property Type: House
Land Size: 1908 sqm

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

32 Belgrave-gembrook Road, Cockatoo Vic 3781

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$532,533 House ☒ Suburb Cockatoo

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
22 Hazel St COCKATOO 3781	\$525,065	24/12/2016
9 Second Av COCKATOO 3781	\$480,000	17/02/2017
53 Pakenham Rd COCKATOO 3781	\$480,000	01/03/2017