

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

3 Colin Avenue, Cockatoo Vic 3781

Indicative selling price

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

Range between \$630,000

&

\$693,000

Median sale price*

Median price

House

Unit

Suburb

Cockatoo

Period - From

to

Source

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 2 0

Rooms:

Property Type: House

Land Size: 2013 sqm approx

Agent Comments

Comparable Properties



36 First Av COCKATOO 3781 (REI)

Agent Comments

3 2 3

Price: \$665,000

Method: Private Sale

Date: 27/07/2018

Rooms: 5

Property Type: House

Land Size: 2100 sqm approx



12 Colin Av COCKATOO 3781 (REI/VG)

Agent Comments

3 2 4

Price: \$652,000

Method: Private Sale

Date: 20/02/2018

Rooms: 6

Property Type: House

Land Size: 2014 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.