

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

8 Colin Avenue, Cockatoo Vic 3781

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

Range between \$695,000

&

\$764,500

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 | 44 Devon Av COCKATOO 3781 | \$761,500 | 27/10/2017 |
| 2 | 129 Woori Yallock Rd COCKATOO 3781 | \$725,000 | 04/10/2017 |
| 3 | 3 Hillcrest Ct COCKATOO 3781 | \$672,000 | 04/12/2017 |

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.

8 Colin Avenue, Cockatoo Vic 3781

BELL REAL ESTATE

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Indicative Selling Price

\$695,000 - \$764,500

No median price available



Rooms:

Property Type: Land

Land Size: 1528 sqm approx

Agent Comments



Comparable Properties



44 Devon Av COCKATOO 3781 (REI)

Agent Comments



Price: \$761,500

Method: Private Sale

Date: 27/10/2017

Rooms: 6

Property Type: House

Land Size: 5058 sqm approx



129 Woori Yallock Rd COCKATOO 3781 (VG)

Agent Comments



Price: \$725,000

Method: Sale

Date: 04/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 1422 sqm approx



3 Hillcrest Ct COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$672,000

Method: Private Sale

Date: 04/12/2017

Rooms: 4

Property Type: House

Land Size: 3034 sqm approx