

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 Paternoster Road, Cockatoo Vic 3781

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$590,000

House

X

Unit

Suburb or locality

Cockatoo

Period - From 01/04/2019

to

30/06/2019

Source REIV

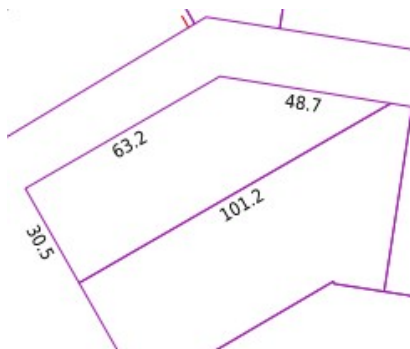
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	6 Davey Rd EMERALD 3782	\$1,095,000	07/05/2018
2	14 Laurel La EMERALD 3782	\$1,090,000	14/03/2018
3	27 Fern Glade Dr EMERALD 3782	\$1,020,000	13/04/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 2535 sqm approx

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
June quarter 2019: \$590,000

Comparable Properties



6 Davey Rd EMERALD 3782 (VG)

Agent Comments



Price: \$1,095,000

Method: Sale

Date: 07/05/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10000 sqm approx



14 Laurel La EMERALD 3782 (REI/VG)

Agent Comments



Price: \$1,090,000

Method: Private Sale

Date: 14/03/2018

Rooms: 7

Property Type: House

Land Size: 7016 sqm approx



27 Fern Glade Dr EMERALD 3782 (REI/VG)

Agent Comments



Price: \$1,020,000

Method: Auction Sale

Date: 13/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 6500 sqm approx