

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	13 Alexander Road, Cockatoo Vic 3781
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$480,000	&	\$528,000
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Median sale price

Median price	\$597,500	Hou	use X	Unit		Suburb	Cockatoo
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

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.

Ad	dress of comparable property	Price	Date of sale
1	26 Devon Av COCKATOO 3781	\$515,000	08/08/2018
2	23 Baker St COCKATOO 3781	\$485,000	19/11/2018
3	25 Pakenham Rd COCKATOO 3781	\$485,000	10/08/2018

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.





Account - Barry Plant | P: 03 5968 4522







Rooms:

Property Type: House **Land Size:** 1333 sqm approx

Agent Comments

Indicative Selling Price \$480,000 - \$528,000 Median House Price Year ending September 2018: \$597,500

Comparable Properties



26 Devon Av COCKATOO 3781 (REI/VG)

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Price: \$515,000 Method: Private Sale Date: 08/08/2018 Rooms: 5

Property Type: House Land Size: 971 sqm approx

23 Baker St COCKATOO 3781 (REI)

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Price: \$485,000 Method: Private Sale Date: 19/11/2018 Rooms: 3

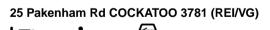
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Property Type: House

Land Size: 2023.40 sqm approx

Agent Comments

Agent Comments





Price: \$485,000
Method: Private Sale

Date: 10/08/2018 **Rooms:** 4

Property Type: House **Land Size:** 949 sqm approx

Agent Comments

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