

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

13 Alexander 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 \$597,500

House

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.

	Address 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.



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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)

Agent Comments

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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)

Agent Comments

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Price: \$485,000
Method: Private Sale
Date: 19/11/2018
Rooms: 3
Property Type: House
Land Size: 2023.40 sqm approx



25 Pakenham Rd COCKATOO 3781 (REI/VG)

Agent Comments

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  2

Price: \$485,000
Method: Private Sale
Date: 10/08/2018
Rooms: 4
Property Type: House
Land Size: 949 sqm approx