

## Statement of Information

Aaron Day (03) 5968 6222 0407 365 994 aarond@bellrealestate.com.au

## 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 10 Springs Street, Cockatoo Vic 3781					
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$580,000		&	\$638,000		
Median sale price*					
Median price	He	ouse	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  R* The estate agent	or agentic	representative	easonably believe	se that fawer than t	three comparable

- 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.

Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311





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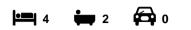
Agent Comments

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> **Indicative Selling Price** \$580,000 - \$638,000 No median price available





Rooms:

Property Type: House Land Size: 1008 sqm approx

**Agent Comments** 

## Comparable Properties



11 Caroline Av COCKATOO 3781 (REI/VG)

Price: \$606,000 Method: Private Sale Date: 22/03/2018

Rooms: 5

Property Type: House Land Size: 1010 sqm approx

52 Caroline Av COCKATOO 3781 (REI/VG)

**--** 3





Price: \$595,000 Method: Private Sale Date: 25/05/2018

Rooms: 4

Property Type: House Land Size: 1018 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.

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