



**first
national**
REAL ESTATE

Neilson Partners

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$* or range between \$520,000 & \$570,000

Median sale price

(*Delete house or unit as applicable)

Median price \$456,000 *House x *unit Suburb or locality Cockatoo

Period - From May 2017 to Nov 2017 Source RP Data

Comparable property sales

A These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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 30 Alexander Road, Cockatoo | \$530,000 | 19/6/2017 |
| 2 61 Belgrave Gembrook Road, Cockatoo | \$550,000 | 16/10/2017 |
| 3 5 Edmunds Road, Cockatoo | \$585,000 | 2/11/2017 |