

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1 Woodlands Avenue, Cockatoo Vic 3781
Including suburb or	
locality andpostcode	

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	\$540,750	Hou	ise X	Unit		Suburb or locality	Cockatoo
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

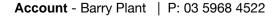
Comparable property sales (*Delete A or B below as applicable)

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 16 Neville St COCKATOO 3781 \$637,000 21/06/2017 2 30 Seaview Rd COCKATOO 3781 \$615,000 20/10/2017 3 24 Belgrave Gembrook Rd COCKATOO 3781 \$611,500 11/09/2017

OR

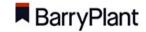
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.







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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 3022 sqm approx

Agent Comments

Indicative Selling Price \$580,000 - \$638,000 **Median House Price** September quarter 2017: \$540,750

Comparable Properties



16 Neville St COCKATOO 3781 (REI/VG)







Price: \$637,000 Method: Private Sale Date: 21/06/2017 Rooms: 6

Property Type: House Land Size: 2229 sqm approx

Agent Comments



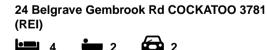
30 Seaview Rd COCKATOO 3781 (REI)





Price: \$615,000 Method: Private Sale Date: 20/10/2017 Rooms: 7

Property Type: House Land Size: 2005 sqm approx Agent Comments



Price: \$611,500 Method: Private Sale Date: 11/09/2017

Rooms: 6

Property Type: House Land Size: 923 sqm approx **Agent Comments**

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