

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

1 Woodlands Avenue, Cockatoo Vic 3781

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$580,000

&

\$638,000

#### Median sale price

Median price

\$540,750

House

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.~~



**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)**

**Agent Comments**



**Price:** \$637,000

**Method:** Private Sale

**Date:** 21/06/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 2229 sqm approx



**30 Seaview Rd COCKATOO 3781 (REI)**

**Agent Comments**



**Price:** \$615,000

**Method:** Private Sale

**Date:** 20/10/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 2005 sqm approx



**24 Belgrave Gembrook Rd COCKATOO 3781 (REI)**

**Agent Comments**



**Price:** \$611,500

**Method:** Private Sale

**Date:** 11/09/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 923 sqm approx