

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

28 Belgrave-Gembrook Road, Cockatoo Vic 3781

Indicative selling price

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

Range between \$585,000

&

\$630,000

Median sale price

Median price \$603,000

House

X

Unit

Suburb or locality

Cockatoo

Period - From 01/01/2018

to

31/03/2018

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	1 Woodlands Av COCKATOO 3781	\$615,000	22/02/2018
2	13 Bailey Rd COCKATOO 3781	\$595,000	14/02/2018
3	13 Seaview Rd COCKATOO 3781	\$590,000	22/01/2018

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: Land
Land Size: 785 sqm approx
Agent Comments

Indicative Selling Price
 \$585,000 - \$630,000
Median House Price
 March quarter 2018: \$603,000

Comparable Properties



1 Woodlands Av COCKATOO 3781 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 22/02/2018
Rooms: 8
Property Type: House
Land Size: 3062 sqm approx



13 Bailey Rd COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 14/02/2018
Rooms: 5
Property Type: House
Land Size: 1003 sqm approx



13 Seaview Rd COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 22/01/2018
Rooms: 6
Property Type: House
Land Size: 1121 sqm approx