

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 | 28 Belgrave-Gembrook Road, 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 \$585,000 | & | \$630,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$603,000 | Hou | ıse 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.

| Ad | dress 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 |

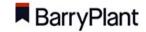
OR

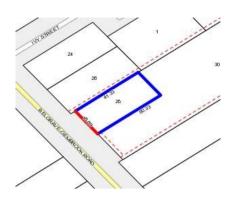
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



Account - Barry Plant | P: 03 5968 4522









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)



Price: \$615,000 Method: Private Sale Date: 22/02/2018 Rooms: 8

Property Type: House Land Size: 3062 sqm approx **Agent Comments**



13 Bailey Rd COCKATOO 3781 (REI/VG)

1 3





Price: \$595,000 Method: Private Sale Date: 14/02/2018 Rooms: 5

Property Type: House Land Size: 1003 sqm approx Agent Comments



13 Seaview Rd COCKATOO 3781 (REI/VG)





Price: \$590,000 Method: Private Sale Date: 22/01/2018 Rooms: 6

Property Type: House Land Size: 1121 sqm approx **Agent Comments**

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