

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

16 Springs Street, 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 \$640,000

&

\$704,000

### Median sale price

Median price \$670,000

Property Type House

Suburb Cockatoo

Period - From 01/10/2019

to

30/09/2020

Source REIV

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	12 Caroline Av COCKATOO 3781	\$680,000	17/07/2020
2	15 Maurice St COCKATOO 3781	\$658,000	11/08/2020
3	59 First Av COCKATOO 3781	\$650,000	21/10/2020

OR

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

This Statement of Information was prepared on:

02/12/2020 12:58



 4  2  2

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 975 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$640,000 - \$704,000

**Median House Price**

Year ending September 2020: \$670,000

## Comparable Properties



**12 Caroline Av COCKATOO 3781 (VG)**

**Agent Comments**

 5  -  -

**Price:** \$680,000

**Method:** Sale

**Date:** 17/07/2020

**Property Type:** House (Res)

**Land Size:** 1429 sqm approx



**15 Maurice St COCKATOO 3781 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$658,000

**Method:** Private Sale

**Date:** 11/08/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 2467 sqm approx



**59 First Av COCKATOO 3781 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$650,000

**Method:** Private Sale

**Date:** 21/10/2020

**Property Type:** House

**Land Size:** 1494 sqm approx