

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

19 Edmunds Road, Cockatoo Vic 3781

Indicative selling price

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

Range between \$555,000 & \$610,000

Median sale price

Median price \$632,500 Property Type House Suburb Cockatoo

Period - From 01/01/2020 to 31/12/2020 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	82 First Av COCKATOO 3781	\$606,375	02/11/2020
2	13 Salisbury Av COCKATOO 3781	\$606,040	01/12/2020
3	7 Lisheen Rd COCKATOO 3781	\$590,000	10/12/2020

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:

29/03/2021 12:15



 3  2  1

Property Type: House
Land Size: 1016 sqm approx
Agent Comments

Indicative Selling Price
\$555,000 - \$610,000
Median House Price
Year ending December 2020: \$632,500

Comparable Properties



82 First Av COCKATOO 3781 (REI)

Agent Comments

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Price: \$606,375
Method: Private Sale
Date: 02/11/2020
Property Type: House
Land Size: 932 sqm approx



13 Salisbury Av COCKATOO 3781 (REI/VG)

Agent Comments

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Price: \$606,040
Method: Private Sale
Date: 01/12/2020
Property Type: House
Land Size: 1007 sqm approx



7 Lisheen Rd COCKATOO 3781 (REI/VG)

Agent Comments

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Price: \$590,000
Method: Private Sale
Date: 10/12/2020
Property Type: House
Land Size: 2386 sqm approx