

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

8 Lisheen Road, Cockatoo Vic 3781

Indicative selling price

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

Range between

\$850,000

&

\$930,000

Median sale price

Median price

\$762,500

Property Type

House

Suburb

Cockatoo

Period - From

01/04/2021

to

30/06/2021

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	9 Bailey Rd COCKATOO 3781	\$905,500	13/07/2021
2			
3			

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:

24/09/2021 15:57

8 Lisheen Road, Cockatoo Vic 3781



 3  1  0

Rooms: 4
Property Type: House
Land Size: 3960 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
June quarter 2021: \$762,500

Comparable Properties



9 Bailey Rd COCKATOO 3781 (REI)

 4  1  4

Price: \$905,500
Method: Private Sale
Date: 13/07/2021
Property Type: House
Land Size: 2023 sqm approx

Agent Comments

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.

Account - Barry Plant Emerald Sales



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