

Riley Nicholas 59684522 0488501218 rnicholas@barryplant.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

			Se	ection 4/F	AF Of	tne Estate	Age	nts Act 1980
Property offered for	sale							
Address 31 Dev Including suburb and postcode		venue, Cockato	o Vic 3	781				
Indicative selling pri	ce							
For the meaning of this	price see con	nsumer.vic.gov.a	au/unde	erquoting				
Range between \$700,	ange between \$700,000 & \$770,000							
Median sale price								
Median price \$555,2	50 Ho	use X	Unit			Suburb	Cocl	katoo
Period - From 01/01/2	2019 to	31/03/2019		Source	REIV			
Comparable property	y sales (*De	elete A or B b	elow a	s applica	ble)			
A* These are the the months that the property for sal	e estate agen							
Address of comparable property					Price	l	Date of sale	
1								
2								
3								
OR								
<b>B</b> * The estate ager	nt or agent's	representative r	easona	bly believe	s that	fewer than th	ree (	comparable

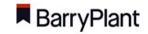
properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 5968 4522





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Indicative Selling Price \$700,000 - \$770,000 Median House Price March quarter 2019: \$555,250



Rooms:
Property Type: House (Previously

Occupied - Detached)

Land Size: 2630 sqm approx

**Agent Comments** 

## Comparable Properties

11 Paternoster Rd COCKATOO 3781 (VG)

**:** - 🛱

Price: \$732,000 Method: Sale Date: 08/02/2019

Rooms: Property Type: H

**Property Type:** House (Res) **Land Size:** 2879 sqm approx

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.

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**Agent Comments**