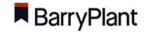
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for	sale							
Including suburb and	Address adding suburb and postcode 38 Amphlett Avenue, Cockatoo Vic 3781							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price \$195,000								
Median sale price								
Median price \$610,0	00 F	Property Type	House	;	Suburb	Cockatoo		
Period - From 06/03/2	2019 to 05/03/2020 Source REIV				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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.								
Address of comparable property					Pr	ice	Date of sale	
1								
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:								









Property Type: Land **Land Size:** 5971 sqm approx Agent Comments

Indicative Selling Price \$195,000 Median House Price 06/03/2019 - 05/03/2020: \$610,000

Comparable Properties

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 | P: 03 5968 4522



