

13 Bailey Road, Cockatoo Vic 3781

BELL REAL ESTATE

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Indicative Selling Price

\$540,000 - \$594,000

Median House Price

December quarter 2017: \$586,500



3 2 0

Rooms:

Property Type: House

Land Size: 1003 sqm approx

Agent Comments

Comparable Properties



2 Stringybark Rd COCKATOO 3781 (REI)

Agent Comments

4 1 3

Price: \$586,500

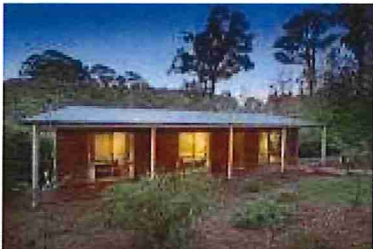
Method: Private Sale

Date: 02/12/2017

Rooms: 6

Property Type: House

Land Size: 1225 sqm approx



5 Edmunds Rd COCKATOO 3781 (REI/VG)

Agent Comments

3 1 2

Price: \$585,000

Method: Private Sale

Date: 02/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 1016 sqm approx



2 Joffre Pde COCKATOO 3781 (REI)

Agent Comments

3 2 3

Price: \$553,100

Method: Private Sale

Date: 14/11/2017

Rooms: 5

Property Type: House

Land Size: 967 sqm approx

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

13 Bailey Road, Cockatoo Vic 3781

Indicative selling price

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

Range between \$540,000

&

\$594,000

Median sale price

Median price \$586,500

House

X

Unit

Suburb Cockatoo

Period - From 01/10/2017

to

31/12/2017

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	2 Stringybark Rd COCKATOO 3781	\$586,500	02/12/2017
2	5 Edmunds Rd COCKATOO 3781	\$585,000	02/11/2017
3	2 Joffre Pde COCKATOO 3781	\$553,100	14/11/2017

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.~~