

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

63 Second Avenue, Cockatoo Vic 3781

Indicative selling price

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

Range between \$695,000 & \$764,500

Median sale price

Median price \$629,500 Property Type House Suburb Cockatoo

Period - From 01/07/2019 to 30/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	31 Devon Av COCKATOO 3781	\$755,000	27/05/2019
2	31 Springs St COCKATOO 3781	\$717,000	17/07/2019
3	19 Second Av COCKATOO 3781	\$695,000	25/10/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

18/11/2019 12:08



 5  2  2

Property Type: House
Land Size: 3035 sqm approx
Agent Comments

Indicative Selling Price

\$695,000 - \$764,500

Median House Price

September quarter 2019: \$629,500

Comparable Properties



31 Devon Av COCKATOO 3781 (REI/VG)

Agent Comments

 5  2  4

Price: \$755,000
Method: Private Sale
Date: 27/05/2019
Rooms: 8
Property Type: House
Land Size: 2639 sqm approx



31 Springs St COCKATOO 3781 (REI/VG)

Agent Comments

 4  2  2

Price: \$717,000
Method: Private Sale
Date: 17/07/2019
Rooms: 7
Property Type: House
Land Size: 3035 sqm approx



19 Second Av COCKATOO 3781 (REI)

Agent Comments

 4  2  2

Price: \$695,000
Method: Private Sale
Date: 25/10/2019
Property Type: House
Land Size: 2033 sqm approx