

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 Salisbury Avenue, Cockatoo Vic 3781

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$658,000 Property Type House Suburb Cockatoo

Period - From 01/07/2020 to 30/09/2020 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	7 Boronia Cr COCKATOO 3781	\$600,000	20/10/2020
2	3 Beatty Pde COCKATOO 3781	\$575,000	11/07/2020
3	6 Seaview Rd COCKATOO 3781	\$575,000	25/09/2020

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:

25/11/2020 13:08



 3  1  1

Property Type: House
Land Size: 1007 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
September quarter 2020: \$658,000

Comparable Properties



7 Boronia Cr COCKATOO 3781 (REI)

Agent Comments

 3  1  2

Price: \$600,000
Method: Private Sale
Date: 20/10/2020
Property Type: House
Land Size: 928 sqm approx



3 Beatty Pde COCKATOO 3781 (REI/VG)

Agent Comments

 3  1  2

Price: \$575,000
Method: Private Sale
Date: 11/07/2020
Rooms: 5
Property Type: House
Land Size: 980 sqm approx



6 Seaview Rd COCKATOO 3781 (REI)

Agent Comments

 3  2  2

Price: \$575,000
Method: Private Sale
Date: 25/09/2020
Property Type: House
Land Size: 1090 sqm approx