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	13 Salisbury Avenue, Cockatoo Vic 3781
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$658,000	Pro	perty 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

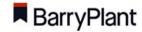
1	7 Boronia Cr COCKATOO 3781	\$600,000	20/10/2020
2	3 Beatty Pde COCKATOO 3781	\$575,000	11/07/2020
3	6 Seaview Rd COCKATOO 3781	\$575,000	25/09/2020

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









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)

3





Price: \$600,000 **Method:** Private Sale **Date:** 20/10/2020

Property Type: House Land Size: 928 sqm approx **Agent Comments**



3 Beatty Pde COCKATOO 3781 (REI/VG)

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6 2

Price: \$575,000 Method: Private Sale Date: 11/07/2020 Rooms: 5

Property Type: House **Land Size:** 980 sqm approx

Agent Comments



6 Seaview Rd COCKATOO 3781 (REI)

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

Account - Barry Plant | P: 03 5968 4522



