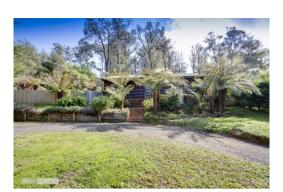


Samantha Scott 59686222 0438680032 samanthas@bellrealestate.com.au

> **Indicative Selling Price** \$430,000 - \$473,000 **Median House Price** March quarter 2017: \$532,533





Rooms:

Property Type: House (Res) Land Size: 2023 sqm **Agent Comments**

Comparable Properties



9 Second Av COCKATOO 3781 (REI/VG)

Price: \$480,000 Method: Private Sale Date: 17/02/2017

Rooms: 5

Property Type: House Land Size: 2049 sqm



8 Hazel St COCKATOO 3781 (REI/VG)

-- 3

Price: \$460,000 Method: Private Sale Date: 23/12/2016 Rooms: 4

Property Type: House Land Size: 1934 sqm

Agent Comments

Agent Comments



20 Neville St COCKATOO 3781 (VG)

-3

Price: \$435,000 Method: Sale Date: 14/01/2017

Rooms: -

Property Type: House (Res) Land Size: 1699 sqm

Agent Comments

Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311

Generated: 31/05/2017 11:39







Samantha Scott 59686222 0438680032 samanthas@bellrealestate.com.au

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 | 21 Baker Street, Cockatoo Vic 3781 |
|----------------------|------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$430,000 | & | \$473,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$532,533 | Н | ouse X | Sub | ourb | Cockatoo | |
|---------------|------------|----|------------|--------|------|----------|--|
| Period - From | 01/01/2017 | to | 31/03/2017 | Source | REIV | | |

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|--------------------------------|-----------|--------------|
| 9 Second Av COCKATOO 3781 | \$480,000 | 17/02/2017 |
| 8 Hazel St COCKATOO 3781 | \$460,000 | 23/12/2016 |
| 20 Neville St COCKATOO 3781 | \$435,000 | 14/01/2017 |



