

Indicative Selling Price

\$430,000 - \$473,000

Median House Price

March quarter 2017: \$532,533



3
 1
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Rooms:**Property Type:** House (Res)**Land Size:** 2023 sqm

Agent Comments

Comparable Properties

**9 Second Av COCKATOO 3781 (REI/VG)**

Agent Comments

3
 1
 2

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)**

Agent Comments

3
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 3

Price: \$460,000**Method:** Private Sale**Date:** 23/12/2016**Rooms:** 4**Property Type:** House**Land Size:** 1934 sqm**20 Neville St COCKATOO 3781 (VG)**

Agent Comments

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Price: \$435,000**Method:** Sale**Date:** 14/01/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 1699 sqm

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

21 Baker Street, Cockatoo Vic 3781

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

House

X

Suburb

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 |