



 4  2  8

Rooms:
Property Type: House
Land Size: 9990 sqm
 Agent Comments

Indicative Selling Price
 \$730,000 - \$800,000
Median House Price
 March quarter 2017: \$532,533

Comparable Properties



11 Terara St COCKATOO 3781 (REI/VG)

Agent Comments

 5  3  6

Price: \$785,000
Method: Private Sale
Date: 27/02/2017
Rooms: 7
Property Type: House
Land Size: 3036 sqm



14 Bilocla Av COCKATOO 3781 (REI/VG)

Agent Comments

 4  2  10

Price: \$765,000
Method: Private Sale
Date: 20/12/2016
Rooms: 7
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 60700 sqm



26 Belgrave Av COCKATOO 3781 (REI)

Agent Comments

 4  2  -

Price: \$730,000
Method: Private Sale
Date: 23/03/2017
Rooms: 6
Property Type: House
Land Size: 6389 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

90 Kirk Road, Cockatoo Vic 3781

Indicative selling price

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

Range between \$730,000

&

\$800,000

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
11 Terara St COCKATOO 3781	\$785,000	27/02/2017
14 Bilocla Av COCKATOO 3781	\$765,000	20/12/2016
26 Belgrave Av COCKATOO 3781	\$730,000	23/03/2017