

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

3 Beatty Parade, Cockatoo Vic 3781

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$570,000

### Median sale price

Median price \$629,500 Property Type House Suburb Cockatoo

Period - From 01/04/2019 to 31/03/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	5 Beatty Pde COCKATOO 3781	\$565,000	05/12/2019
2	11 Joffre Pde COCKATOO 3781	\$550,000	27/03/2020
3	7 Meyer St COCKATOO 3781	\$545,000	25/01/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/06/2020 10:19



 3  1  2

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

**Indicative Selling Price**  
\$540,000 - \$570,000  
**Median House Price**  
Year ending March 2020: \$629,500

## Comparable Properties



**5 Beatty Pde COCKATOO 3781 (REI/VG)**

**Agent Comments**

 3  1  3

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 05/12/2019  
**Property Type:** House  
**Land Size:** 972 sqm approx



**11 Joffre Pde COCKATOO 3781 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$550,000  
**Method:** Sale  
**Date:** 27/03/2020  
**Property Type:** House (Res)  
**Land Size:** 1208 sqm approx



**7 Meyer St COCKATOO 3781 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 25/01/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 834 sqm approx