Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3 Beatty Parade, Cockatoo Vic 3781

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$540,000		&		\$570,000			
Median sale pr	rice							
Median price	\$629,500	Pro	operty Type	Hou	se		Suburb	Cockatoo
Period - From	01/04/2019	to	31/03/2020		So	urce	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.

Ado	dress 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









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



Price: \$565,000 Method: Private Sale Date: 05/12/2019

3

Date: 05/12/2019 Property Type: House Land Size: 972 sqm approx



11 Joffre Pde COCKATOO 3781 (VG)

5 Beatty Pde COCKATOO 3781 (REI/VG)

1

6 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

Agent Comments

Agent Comments

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

Account - Barry Plant | P: 03 5968 4522



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.