

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

38 Caroline Avenue, Cockatoo Vic 3781

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$565,000 Property Type House Suburb Cockatoo

Period - From 18/09/2018 to 17/09/2019 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.

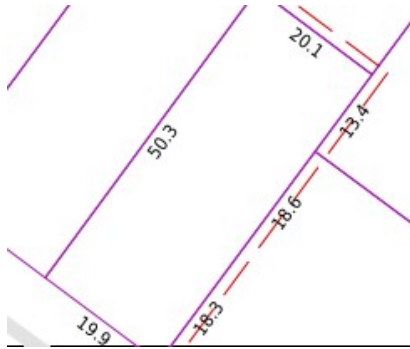
	Address of comparable property	Price	Date of sale
1	22 Boronia Cr COCKATOO 3781	\$525,000	22/08/2019
2	244 Woori Yallock Rd COCKATOO 3781	\$490,000	07/06/2019
3	28 Joffre Pde COCKATOO 3781	\$490,000	28/05/2019

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:

18/09/2019 18:14



Property Type: House (Previously Occupied - Detached)
Land Size: 1012 sqm approx
 Agent Comments

Indicative Selling Price
 \$490,000 - \$539,000
Median House Price
 18/09/2018 - 17/09/2019: \$565,000

Comparable Properties



22 Boronia Cr COCKATOO 3781 (REI)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 22/08/2019
Rooms: 5
Property Type: House
Land Size: 1015.30 sqm approx



244 Woori Yallock Rd COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 07/06/2019
Rooms: 4
Property Type: House
Land Size: 2453 sqm approx



28 Joffre Pde COCKATOO 3781 (REI)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 28/05/2019
Rooms: 5
Property Type: House
Land Size: 966 sqm approx