

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

32 Alexander Road, Cockatoo Vic 3781

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price

\$762,500

Property Type

House

Suburb

Cockatoo

Period - From

01/04/2021

to

30/06/2021

Source

REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	19 Alexander Rd COCKATOO 3781	\$625,000	17/03/2021
2	49 Caroline Av COCKATOO 3781	\$647,000	18/05/2021
3	1 Baker St COCKATOO 3781	\$655,000	11/03/2021

OR

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

This Statement of Information was prepared on:

28/07/2021 11:45

32 Alexander Road, Cockatoo Vic 3781



3 13

Rooms: 5
Property Type: House
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$650,000
Median House Price
June quarter 2021: \$762,500

Comparable Properties



19 Alexander Rd COCKATOO 3781 (REI/VG)

Agent Comments

3 1 2

Price: \$625,000
Method: Private Sale
Date: 17/03/2021
Property Type: House
Land Size: 874 sqm approx



49 Caroline Av COCKATOO 3781 (REI/VG)

Agent Comments

3 1 1

Price: \$647,000
Method: Private Sale
Date: 18/05/2021
Property Type: House
Land Size: 1085 sqm approx



1 Baker St COCKATOO 3781 (REI/VG)

Agent Comments

3 1 2

Price: \$655,000
Method: Private Sale
Date: 11/03/2021
Property Type: House
Land Size: 2003 sqm approx

Account - Barry Plant Emerald Sales