

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

22 Boronia Crescent, Cockatoo Vic 3781

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$515,000

House

X

Unit

Suburb Cockatoo

Period - From 01/10/2018

to 31/12/2018

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	35a Mountain Rd COCKATOO 3781	\$530,000	15/01/2019
2	9 Naughton St COCKATOO 3781	\$527,000	18/02/2019
3	18 Boronia Cr COCKATOO 3781	\$500,000	01/12/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1027 sqm approx

Agent Comments

Comparable Properties



35a Mountain Rd COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 15/01/2019

Rooms: 4

Property Type: House

Land Size: 1105 sqm approx



9 Naughton St COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$527,000

Method: Private Sale

Date: 18/02/2019

Rooms: 4

Property Type: House

Land Size: 847 sqm approx



18 Boronia Cr COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 01/12/2018

Rooms: 5

Property Type: House

Land Size: 1046 sqm approx