

# 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

82 First Avenue, 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

&

\$594,000

### Median sale price

Median price \$658,000

Property Type House

Suburb Cockatoo

Period - From 01/07/2020

to 30/09/2020

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	3 Beatty Pde COCKATOO 3781	\$575,000	11/07/2020
2	6 Viewhill Rd COCKATOO 3781	\$538,200	22/07/2020
3			

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:

26/10/2020 13:11

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**Indicative Selling Price**

\$540,000 - \$594,000

**Median House Price**

September quarter 2020: \$658,000



 3  1  2

**Property Type:** House

**Land Size:** 932 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments

 3  1  2

**Price:** \$575,000

**Method:** Private Sale

**Date:** 11/07/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 980 sqm approx



**6 Viewhill Rd COCKATOO 3781 (REI)**

Agent Comments

 4  1  -

**Price:** \$538,200

**Method:** Sale by Tender

**Date:** 22/07/2020

**Property Type:** House

**Land Size:** 2053 sqm approx

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.