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

49 Caroline Avenue, Cockatoo Vic 3781

Indicative selling price

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

Range between | $590,000 | & | $620,000

Median sale price

Median price | $612,500 | Property Type | House | Suburb | Cockatoo

Period - From | 01/10/2020 | to | 31/12/2020 | 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	27 Kitchener Pde COCKATOO 3781	$620,000	25/01/2021
2	13 Salisbury Av COCKATOO 3781	$606,040	01/12/2020
3	7 Lisheen Rd COCKATOO 3781	$590,000	10/12/2020

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: | 10/04/2021 11:30

CONSUMER AFFAIRS VICTORIA

49 Caroline Avenue, Cockatoo Vic 3781

OBrien Real Estate

🛏 3   🛁 1   🚗 2

Property Type: House
Land Size: 1085 sqm approx

Agent Comments

Indicative Selling Price
$590,000 - $620,000
Median House Price
December quarter 2020: $612,500

Comparable Properties

27 Kitchener Pde COCKATOO 3781 (VG)

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Price: $620,000
Method: Sale
Date: 25/01/2021
Property Type: House (Res)
Land Size: 966 sqm approx

Agent Comments

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13 Salisbury Av COCKATOO 3781 (REI/VG)

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Price: $606,040
Method: Private Sale
Date: 01/12/2020
Property Type: House
Land Size: 1007 sqm approx

Agent Comments

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7 Lisheen Rd COCKATOO 3781 (REI/VG)

🛏 3   🛁 1   🚗 -

Price: $590,000
Method: Private Sale
Date: 10/12/2020
Property Type: House
Land Size: 2386 sqm approx

Agent Comments

Account - Barry Plant Emerald Sales