

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

28 Joffre Parade, Cockatoo Vic 3781

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$555,250

House

X

Unit

Suburb or locality

Cockatoo

Period - From

01/01/2019

to

31/03/2019

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 eighteen 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 Baker St COCKATOO 3781	\$500,000	01/03/2019
2	1 Crichton Rd EMERALD 3782	\$495,000	09/02/2019
3	31a Wright Rd AVONSLEIGH 3782	\$482,700	19/03/2019

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 eighteen months.



 3  - 

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 996 sqm approx

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median House Price

March quarter 2019: \$555,250

Comparable Properties



3 Baker St COCKATOO 3781 (REI/VG)

Agent Comments

 3  2  -

Price: \$500,000

Method: Private Sale

Date: 01/03/2019

Rooms: 6

Property Type: House

Land Size: 1564 sqm approx

1 Crichton Rd EMERALD 3782 (VG)

Agent Comments

 3  -  -

Price: \$495,000

Method: Sale

Date: 09/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 1227 sqm approx



31a Wright Rd AVONSLEIGH 3782 (REI)

Agent Comments

 3  2  -

Price: \$482,700

Method: Private Sale

Date: 19/03/2019

Rooms: 5

Property Type: House

Land Size: 1018.50 sqm approx