Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

49 Bailey Road, Cockatoo Vic 3781

Indicative selling price

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

Median sale price

Median price	\$550,000	Pro	perty Type	House		Suburb	Cockatoo
Period - From	01/10/2018	to	30/09/2019		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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

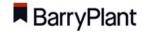
Ad	dress of comparable property	Price	Date of sale
1	9 Doonaha Rd COCKATOO 3781	\$861,000	20/08/2019
2	4 Woodrow Ct COCKATOO 3781	\$820,000	21/09/2019
3	3-5 Sunnyside Tce EMERALD 3782	\$790,000	07/08/2019

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 18 months.

This Statement of Information was prepared on:	09/12/2019 10:54













Property Type: House Land Size: 4497 sqm approx

Agent Comments

Indicative Selling Price \$790,000 - \$869,000 **Median House Price** Year ending September 2019: \$550,000

Comparable Properties



9 Doonaha Rd COCKATOO 3781 (REI)





Price: \$861,000 Method: Private Sale Date: 20/08/2019 Property Type: House Land Size: 3606 sqm approx Agent Comments



4 Woodrow Ct COCKATOO 3781 (REI/VG)





Price: \$820,000 Method: Private Sale Date: 21/09/2019 Property Type: House Land Size: 7643 sqm approx Agent Comments



3-5 Sunnyside Tce EMERALD 3782 (REI)





Price: \$790.000 Method: Private Sale Date: 07/08/2019 Property Type: House

Land Size: 4257.80 sqm approx

Agent Comments

Account - Barry Plant | P: 03 5968 4522



