

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 Bailey Road, Cockatoo Vic 3781

Indicative selling price

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

Range between \$790,000

&

\$869,000

Median sale price

Median price \$550,000

Property 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.

	Address 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



 4  3  4

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)

Agent Comments

 6  3  4

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



4 Woodrow Ct COCKATOO 3781 (REI/VG)

Agent Comments

 3  1  4

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



3-5 Sunnyside Tce EMERALD 3782 (REI)

Agent Comments

 4  3  2

Price: \$790,000
Method: Private Sale
Date: 07/08/2019
Property Type: House
Land Size: 4257.80 sqm approx