

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

9 Bilocla Avenue, Cockatoo Vic 3781

Indicative selling price

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

Range between \$930,000 & \$1,020,000

Median sale price

Median price \$707,000 Property Type House Suburb Cockatoo

Period - From 01/01/2021 to 31/03/2021 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	5 Nangana St COCKATOO 3781	\$1,050,000	03/07/2020
2	130 Mountain Rd COCKATOO 3781	\$910,000	30/04/2021
3			

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.~~

This Statement of Information was prepared on: 18/05/2021 17:04

9 Bilocla Avenue, Cockatoo Vic 3781



 4  2  0

Rooms: 6
Property Type: House
Land Size: 4300 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$1,020,000
Median House Price
March quarter 2021: \$707,000

Comparable Properties



5 Nangana St COCKATOO 3781 (VG)

Agent Comments

 4  -  -

Price: \$1,050,000
Method: Sale
Date: 03/07/2020
Property Type: House (Res)
Land Size: 3072 sqm approx



130 Mountain Rd COCKATOO 3781 (REI)

Agent Comments

 4  2  3

Price: \$910,000
Method: Private Sale
Date: 30/04/2021
Property Type: House
Land Size: 3672 sqm approx

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.

Account - Barry Plant Emerald Sales