

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

	40 First Avenue, Cockatoo Vic 3781
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between \$570,000	&	\$620,000
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#### Median sale price

Median price	\$540,750	Hou	ise X	Unit		Suburb or locality	Cockatoo
Period - From	01/07/2017	to	30/09/2017		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.

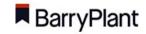
Add	dress of comparable property	Price	Date of sale
1	30 Seaview Rd COCKATOO 3781	\$615,000	20/10/2017
2	7 Hillside Rd COCKATOO 3781	\$600,000	30/10/2017
3	5 Edmunds Rd COCKATOO 3781	\$585,000	02/11/2017

#### 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.











Rooms:

Property Type: House Land Size: 2047 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$570,000 - \$620,000 **Median House Price** September quarter 2017: \$540,750

## Comparable Properties



30 Seaview Rd COCKATOO 3781 (REI)



Price: \$615,000 Method: Private Sale Date: 20/10/2017

Rooms: 7

Property Type: House Land Size: 2005 sqm approx **Agent Comments** 



7 Hillside Rd COCKATOO 3781 (REI)





Price: \$600.000 Method: Private Sale Date: 30/10/2017 Rooms: 6

Property Type: House (Res) Land Size: 1085 sqm approx Agent Comments



5 Edmunds Rd COCKATOO 3781 (REI)





Price: \$585,000 Method: Private Sale Date: 02/11/2017 Rooms: 5

Property Type: House (Res) Land Size: 1016 sqm approx **Agent Comments** 

**Account** - Barry Plant | P: 03 5968 4522





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