

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

40 First Avenue, Cockatoo Vic 3781

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$540,750

House

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.

	Address 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.



 3  1  3

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)

Agent Comments

 4  2  4

Price: \$615,000
Method: Private Sale
Date: 20/10/2017
Rooms: 7
Property Type: House
Land Size: 2005 sqm approx



7 Hillside Rd COCKATOO 3781 (REI)

Agent Comments

 4  1  1

Price: \$600,000
Method: Private Sale
Date: 30/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 1085 sqm approx



5 Edmunds Rd COCKATOO 3781 (REI)

Agent Comments

 3  1  2

Price: \$585,000
Method: Private Sale
Date: 02/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 1016 sqm approx