

6 Belgrave Avenue, Cockatoo Vic 3781

BELL REAL ESTATE

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Indicative Selling Price

\$640,000 - \$704,000

Median House Price

December quarter 2017: \$586,500



4 2 6

Rooms:

Property Type: House

Land Size: 3358 sqm approx

Agent Comments

Comparable Properties



28 Symons Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments

4 2 2

Price: \$715,000

Method: Private Sale

Date: 27/11/2017

Rooms: 5

Property Type: House

Land Size: 4170 sqm approx



20 Church Cr COCKATOO 3781 (REI/VG)

Agent Comments

5 2 4

Price: \$697,000

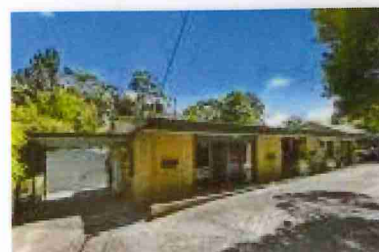
Method: Private Sale

Date: 17/10/2017

Rooms: 8

Property Type: House (Res)

Land Size: 4034 sqm approx



11 Arthur Rd COCKATOO 3781 (REI)

Agent Comments

3 1 4

Price: \$660,000

Method: Private Sale

Date: 16/02/2018

Rooms: 5

Property Type: House

Land Size: 1760 sqm approx

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

6 Belgrave Avenue, Cockatoo Vic 3781

Indicative selling price

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

Range between \$640,000 & \$704,000

Median sale price

Median price \$586,500 House X Unit Suburb Cockatoo

Period - From 01/10/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	28 Symons Rd AVONSLEIGH 3782	\$715,000	27/11/2017
2	20 Church Cr COCKATOO 3781	\$697,000	17/10/2017
3	11 Arthur Rd COCKATOO 3781	\$660,000	16/02/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.