Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

5 Allenby Avenue, Cockatoo Vic 3781

Indicative selling price

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

Median sale price

Median price	\$629,500	Pro	perty Type	House		Suburb	Cockatoo
Period - From	01/07/2019	to	30/09/2019		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

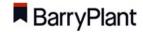
Add	dress of comparable property	Price	Date of sale
1	23 Second Av COCKATOO 3781	\$541,000	09/07/2019
2	22 Boronia Cr COCKATOO 3781	\$525,000	22/08/2019
3	38 Caroline Av COCKATOO 3781	\$518,000	30/09/2019

OR

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

This Statement of Information was prepared on:	13/11/2019 09:49













Property Type: House (Res) Land Size: 976 sqm approx **Agent Comments**

Indicative Selling Price \$495,000 - \$544,500 **Median House Price** September quarter 2019: \$629,500

Comparable Properties



23 Second Av COCKATOO 3781 (REI/VG)





Price: \$541,000 Method: Private Sale Date: 09/07/2019 Rooms: 5

Property Type: House Land Size: 2000 sqm approx **Agent Comments**



22 Boronia Cr COCKATOO 3781 (REI/VG)

1 3





Price: \$525,000 Method: Private Sale Date: 22/08/2019 Rooms: 5

Property Type: House

Land Size: 1015.30 sqm approx

Agent Comments



38 Caroline Av COCKATOO 3781 (REI)



Price: \$518,000 Method: Private Sale Date: 30/09/2019 Rooms: 6

Property Type: House Land Size: 1011 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 5968 4522



