

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

5 Allenby Avenue, Cockatoo Vic 3781

Indicative selling price

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

Range between \$495,000

&

\$544,500

Median sale price

Median price \$629,500

Property 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	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 comparable properties 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)

Agent Comments



Price: \$541,000
Method: Private Sale
Date: 09/07/2019
Rooms: 5
Property Type: House
Land Size: 2000 sqm approx



22 Boronia Cr COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 22/08/2019
Rooms: 5
Property Type: House
Land Size: 1015.30 sqm approx



38 Caroline Av COCKATOO 3781 (REI)

Agent Comments



Price: \$518,000
Method: Private Sale
Date: 30/09/2019
Rooms: 6
Property Type: House
Land Size: 1011 sqm approx