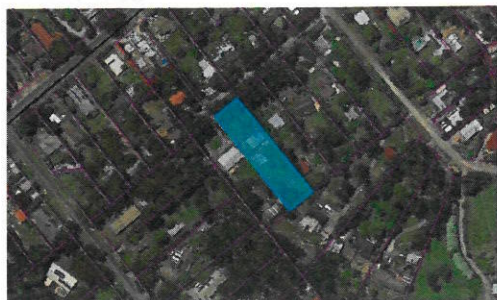


Aaron Day
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aaron@bellrealestate.com.au

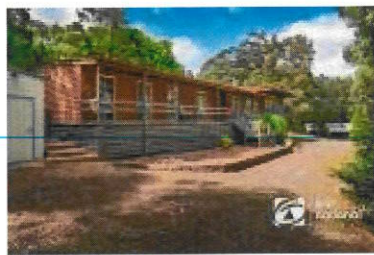
Indicative Selling Price
\$590,000 - \$645,000
Median House Price
Year ending March 2019: \$586,500



4 2 4

Rooms:
Property Type: House
Land Size: 2588 sqm approx
Agent Comments

Comparable Properties



4 Belgrave Av COCKATOO 3781 (REIVG)

Agent Comments

3 2 4

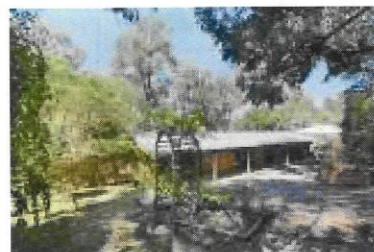
Price: \$645,000
Method: Private Sale
Date: 10/04/2019
Rooms: 5
Property Type: House
Land Size: 3334 sqm approx

24 Boronia Cr COCKATOO 3781 (VG)

Agent Comments

4 - -

Price: \$608,000
Method: Sale
Date: 28/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 2600 sqm approx



25 First Av COCKATOO 3781 (REI)

Agent Comments

4 2 -

Price: \$593,000
Method: Private Sale
Date: 13/02/2019
Rooms: 7
Property Type: House
Land Size: 2251.80 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

21 Carawa Street, Cockatoo Vic 3781

Indicative selling price

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

Range between \$590,000 & \$645,000

Median sale price

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

Period - From 01/04/2018 to 31/03/2019 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 4 Belgrave Av COCKATOO 3781	\$645,000	10/04/2019
2 24 Boronia Cr COCKATOO 3781	\$608,000	28/01/2019
3 25 First Av COCKATOO 3781	\$593,000	13/02/2019

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.