

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

9 Bailey Road, Cockatoo Vic 3781

Indicative selling price

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

Range between

\$795,000

&

\$870,000

Median sale price

Median price

\$707,000

Property Type

House

Suburb

Cockatoo

Period - From

01/01/2021

to

31/03/2021

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	3 Stringybark Rd COCKATOO 3781	\$820,000	11/06/2021
2	11 Alexander Rd COCKATOO 3781	\$795,000	03/06/2021
3	33 Wright Rd AVONSLEIGH 3782	\$842,665	13/01/2021

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:

29/06/2021 16:52

9 Bailey Road, Cockatoo Vic 3781



 4  - 

Property Type: House (Res)
Land Size: 2023 sqm approx
Agent Comments

Indicative Selling Price
\$795,000 - \$870,000
Median House Price
March quarter 2021: \$707,000

Comparable Properties



3 Stringybark Rd COCKATOO 3781 (REI)

Agent Comments

 4  2  2

Price: \$820,000
Method: Private Sale
Date: 11/06/2021
Property Type: House
Land Size: 1005 sqm approx



11 Alexander Rd COCKATOO 3781 (REI)

Agent Comments

 4  2  6

Price: \$795,000
Method: Private Sale
Date: 03/06/2021
Property Type: House
Land Size: 868 sqm approx



33 Wright Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments

 3  1  -

Price: \$842,665
Method: Private Sale
Date: 13/01/2021
Property Type: House
Land Size: 1021 sqm approx

Account - Barry Plant Emerald Sales