

Statement of Information

Single residential property located in the

Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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| Address | |
| Including suburb and postcode | 17 Fern Gully Road, Cockatoo, VIC 3781 |

Indicative selling price

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

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|-------------|-----------|---|-----------|
| Price Range | \$790,000 | & | \$850,000 |
|-------------|-----------|---|-----------|

Median sale price

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|---------------|------------|---------------|------------|--------|-----------------|
| Median price | \$855,000 | Property Type | House | Suburb | Cockatoo (3781) |
| Period - From | 01/02/2024 | to | 31/05/2024 | Source | REIV |

Comparable property sales

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.

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| This Statement of Information was prepared on: | 17/06/2024 |
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