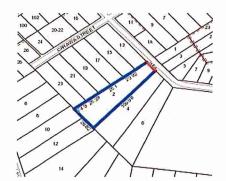
## 2 Naughton Street, Cockatoo Vic 3781



Aaron Day (03) 5968 6222 0407 365 994 aarond@bellrealestate.com.au

**Indicative Selling Price** \$845,000 - \$915,000 **Median House Price** Year ending December 2018: \$595,000



Rooms:

Property Type: House (Previously Occupied - Detached)

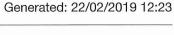
Land Size: 5236 sqm approx

Agent Comments

# Comparable Properties

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.

Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311









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### 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 2 Naughton Street, Cockatoo Vic 3781				
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$845,000	&	\$915,000		
Median sale price				
Median price \$595,000	louse X	Unit	Suburb	ockatoo
Period - From 01/01/2018 to	31/12/2018	Source REI\	/	
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	<i>i</i>		Price	Date of sale
1				
2				
3				
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.

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