# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

7 Meyer Street, Cockatoo Vic 3781

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$510,000		&		\$560,000				
Median sale price									
Median price	\$550,000	Pro	Property Type Ho		House		Suburb	Cockatoo	
Period - From	01/10/2018	to	30/09/2019		So	urce	REIV		

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	40 Florence Av EMERALD 3782	\$560,000	18/07/2019
2	7 Berrys Rd EMERALD 3782	\$550,000	06/08/2019
3	12 Jacka Rd AVONSLEIGH 3782	\$540,000	14/10/2019

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

10/12/2019 14:12









Property Type: House (Previously Occupied - Detached) Land Size: 904 sqm approx Agent Comments Indicative Selling Price \$510,000 - \$560,000 Median House Price Year ending September 2019: \$550,000

# **Comparable Properties**

40 Florence Av EMERALD 3782 (REI/VG) 3 1 3 3 3 4 3 Price: \$560,000 Method: Private Sale Date: 18/07/2019 Rooms: 5 Property Type: House Land Size: 1134 sqm approx	Agent Comments
7 Berrys Rd EMERALD 3782 (REI/VG) 3 1 2 - Price: \$550,000 Method: Private Sale Date: 06/08/2019 Rooms: 5 Property Type: House Land Size: 975 sqm approx	Agent Comments
12 Jacka Rd AVONSLEIGH 3782 (REI/VG) 13 1 1 1 Price: \$540,000 Method: Private Sale Date: 14/10/2019 Property Type: House Land Size: 1089 sqm approx	Agent Comments

Account - Barry Plant | P: 03 5968 4522



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.