

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$510,000 & \$560,000

### Median sale price

Median price \$550,000

Property Type House

Suburb Cockatoo

Period - From 01/10/2018

to 30/09/2019

Source 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.

	Address 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)**

Agent Comments



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 18/07/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1134 sqm approx



**7 Berrys Rd EMERALD 3782 (REI/VG)**

Agent Comments



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 06/08/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 975 sqm approx



**12 Jacka Rd AVONSLEIGH 3782 (REI/VG)**

Agent Comments



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 14/10/2019  
**Property Type:** House  
**Land Size:** 1089 sqm approx