

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

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Prope	rty offere	d for s	ale													
Address Including suburb and postcode			16 Chur	ch C	resc	ent, Coc	kato	oo V	ic 37	81						
Indicat	tive sellir	ng pric	e													
For the	meaning o	of this p	rice see	cons	sume	ər.vic.go	v.au	/unc	derqu	oting						
Range	e between	000			&		\$6	500,0	00							
Median sale price																
Medi	an price	610,00	0	Ηοι	ıse	Х	f	Jnit					Suburb	Co	ckatoo	
Period - From 01/07/20			018	to	30/0	09/2018			S	Source	RE	IV				
Compa	arable pr	operty	sales (	*Del	lete	A or B	bel	ow a	as ap	oplica	ble	)				
<b>A*</b>	These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.															
Address of comparable property										F	Price		Date of sale			
1																
2																
3															W.	
OR B*													ewer than tl he last six		e comparable nths.	





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

#### 16 Church Crescent, Cockatoo Vic 3781





Property Type: House Land Size: 2239 sqm approx

**Agent Comments** 

#### BELL REAL ESTATE

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Indicative Selling Price \$550,000 - \$600,000 Median House Price September quarter 2018: \$610,000

## Comparable Properties



41 Second Av COCKATOO 3781 (REI/VG)

3





Price: \$600,000 Method: Private Sale Date: 07/09/2018

Rooms: 4

Property Type: House

Land Size: 2023 sqm approx

Agent Comments



10 Springs St COCKATOO 3781 (REI)

4





Price: \$600,000 Method: Private Sale Date: 19/10/2018

Rooms: 6

Property Type: House Land Size: 1008 sqm approx **Agent Comments** 

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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