

Riley Nicholas 59684522 0488501218 rnicholas@barryplant.com.au

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

		Section 47AF of the Estate Agents Ac								ents Act 1980	
Property offer	ed for s	sale									
Address Including suburb or locality andpostcode		6 Nioka	Close	e, Cockatoo V	/ic 378	1					
Indicative sell	ing pric	е									
For the meaning	of this p	orice see	consu	umer.vic.gov.	au/unc	derquoting					
Range between \$410,000			& \$450,000								
Median sale p	rice										
Median price	\$555,250		Hous	House X		nit		Suburb or locality		Cockatoo	
Period - From 01/01/2019			to 31/03/2019 Source RE				REI	ΞΙV			
Comparable p	roperty	sales	(*Dele	ete A or B b	elow	as applica	ıble)				
eightee		s that th	<del>e estat</del>					operty for sale onsiders to be		he last- st comparable	
Address of comparable property							Price	_	Date of sale		
1											
2											
3											
OR											
B* The est	ate agen	it or agei	nt's re <sub>l</sub>	presentative	reason	ably believe	es tha	at fewer than th	hree	e comparable	

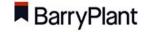
properties were sold within five kilometres of the property for sale in the last eighteen months.

**Account** - Barry Plant | P: 03 5968 4522





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Indicative Selling Price \$410,000 - \$450,000 Median House Price March quarter 2019: \$555,250







Property Type: House (Previously

Occupied - Detached) **Land Size:** 1012 sqm approx

**Agent Comments** 

## Comparable Properties



15 Macclesfield Rd EMERALD 3782 (REI/VG)

Price: \$445,000 Method: Private Sale Date: 31/10/2018 Rooms: 5

Method: Private Sale Date: 16/08/2018

**--** 3

Property Type: House Land Size: 1539 sqm approx

175 Rai

175 Rainy Hill Rd COCKATOO 3781 (REI/VG)

**2** 



Price: \$420,000

Rooms: Property Type: Misc Improvements Rural (no

dwelling)

Land Size: 5200 sqm approx

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 eighteen months.

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Agent Comments

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