

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

6 Nioka Close, Cockatoo Vic 3781

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$410,000

&

\$450,000

Median sale price

Median price \$555,250

House

X

Unit

Suburb or locality

Cockatoo

Period - From 01/01/2019

to

31/03/2019

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 eighteen 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		
2		
3		

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 eighteen months.

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Indicative Selling Price

\$410,000 - \$450,000

Median House Price

March quarter 2019: \$555,250



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1012 sqm approx

Agent Comments

Comparable Properties



15 Macclesfield Rd EMERALD 3782 (REI/VG)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 31/10/2018

Rooms: 5

Property Type: House

Land Size: 1539 sqm approx



175 Rainy Hill Rd COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 16/08/2018

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.