

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

54 Caroline Avenue, Cockatoo Vic 3781

Indicative selling price

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

Range between \$635,000 & \$695,000

Median sale price

Median price \$595,000 House ☒ Unit ☐ Suburb or locality Cockatoo

Period - From 01/01/2018 to 31/12/2018 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	8 Springs St COCKATOO 3781	\$695,000	16/11/2018
2	18 Ambrose St EMERALD 3782	\$684,000	08/02/2019
3	8 Second Av COCKATOO 3781	\$650,000	21/01/2019

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 eighteen months.



 4  2  2

Rooms:
Property Type: House
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
 \$635,000 - \$695,000
Median House Price
 Year ending December 2018: \$595,000

Comparable Properties



8 Springs St COCKATOO 3781 (REI/VG)

Agent Comments

 4  2  4

Price: \$695,000
Method: Private Sale
Date: 16/11/2018
Rooms: 6
Property Type: House
Land Size: 2031 sqm approx



18 Ambrose St EMERALD 3782 (REI)

Agent Comments

 3  1  4

Price: \$684,000
Method: Private Sale
Date: 08/02/2019
Rooms: 5
Property Type: House
Land Size: 1325 sqm approx



8 Second Av COCKATOO 3781 (REI/VG)

Agent Comments

 3  1  6

Price: \$650,000
Method: Private Sale
Date: 21/01/2019
Rooms: 4
Property Type: House
Land Size: 2003 sqm approx