

33 Baker Street, Cockatoo Vic 3781

BELL REAL ESTATE

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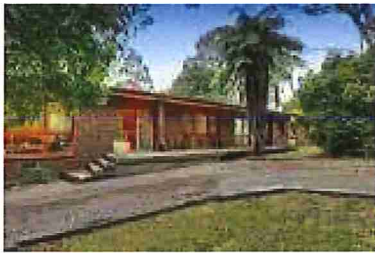
Indicative Selling Price
\$495,000 - \$544,500
Median House Price
March quarter 2017: \$532,533



3 2 3

Rooms:
Property Type: House
Land Size: 2023 sqm
Agent Comments

Comparable Properties



21 Hazel St COCKATOO 3781 (REI/VG)

Agent Comments

3 2 6

Price: \$550,000
Method: Private Sale
Date: 06/03/2017
Rooms: 6
Property Type: House
Land Size: 2099 sqm



17 Baker St COCKATOO 3781 (REI)

Agent Comments

3 2 2

Price: \$528,000
Method: Private Sale
Date: 12/04/2017
Rooms: 4
Property Type: House
Land Size: 1600 sqm



11 Wright Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments

3 1 2

Price: \$501,000
Method: Private Sale
Date: 23/12/2016
Rooms: 5
Property Type: House
Land Size: 1222 sqm

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 Baker Street, Cockatoo Vic 3781

Indicative selling price

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

Range between \$495,000 & \$544,500

Median sale price

Median price \$532,533

House X

Suburb Cockatoo

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
21 Hazel St COCKATOO 3781	\$550,000	06/03/2017
17 Baker St COCKATOO 3781	\$528,000	12/04/2017
11 Wright Rd AVONSLEIGH 3782	\$501,000	23/12/2016