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





Rooms:

Property Type: House Land Size: 2023 sqm Agent Comments

## Comparable Properties



21 Hazel St COCKATOO 3781 (REI/VG)

**—** 3

**i** 

6

Agent Comments

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)

3





**2** 

**Agent Comments** 

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)

3



**2** 

Agent Comments

Price: \$501,000 Method: Private Sale Date: 23/12/2016

Rooms: 5

Property Type: House Land Size: 1222 sqm

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sale						
Addres Including suburb and postcod	d	33 Baker Street, Cockatoo Vic 3781				
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$49	5,000	&	\$544,500			
Median sale price						
Median price \$532,	533 Hou	se X	Subur	Cockatoo		
Period - From 01/01	/2017 to 3	1/03/2017	Source REI	V		

#### 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





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