

# 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

44 First Avenue, Cockatoo Vic 3781

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000

&

\$803,000

### Median sale price

Median price \$573,500

Property Type House

Suburb Cockatoo

Period - From 01/07/2018

to 30/06/2019

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 18 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	71 Kilvington Dr EMERALD 3782	\$790,000	11/06/2019
2	5 Carcoola St COCKATOO 3781	\$782,500	14/07/2019
3	31 Devon Av COCKATOO 3781	\$755,000	27/05/2019

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 18 months.~~

This Statement of Information was prepared on:

09/10/2019 11:46



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 2020 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$730,000 - \$803,000  
**Median House Price**  
Year ending June 2019: \$573,500

## Comparable Properties



**71 Kilvington Dr EMERALD 3782 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 11/06/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1827 sqm approx



**5 Carcoola St COCKATOO 3781 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$782,500  
**Method:** Private Sale  
**Date:** 14/07/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 4047 sqm approx



**31 Devon Av COCKATOO 3781 (REI/VG)**

**Agent Comments**

 5  2  4

**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 27/05/2019  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 2639 sqm approx