

# 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

50 View Hill Road, 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 \$620,000 & \$660,000

### Median sale price

Median price

\$707,000

Property Type

House

Suburb

Cockatoo

Period - From

01/01/2021

to

31/03/2021

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	16 Maurice St COCKATOO 3781	\$660,000	23/12/2020
2	1 Baker St COCKATOO 3781	\$655,000	11/03/2021
3	21 Lisheen Rd COCKATOO 3781	\$625,000	03/02/2021

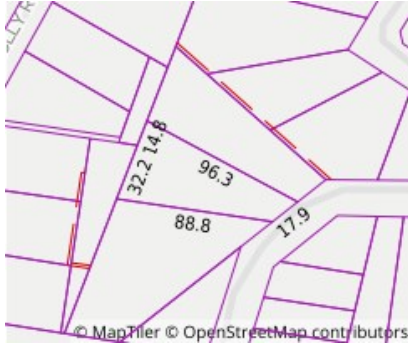
OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/05/2021 13:21

50 View Hill Road, Cockatoo Vic 3781



 3  1  0

**Property Type:** House  
**Land Size:** 2824 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$660,000  
**Median House Price**  
March quarter 2021: \$707,000

## Comparable Properties



**16 Maurice St COCKATOO 3781 (REI/VG)**

**Agent Comments**

 2  1  6

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 23/12/2020  
**Property Type:** House  
**Land Size:** 2208 sqm approx



**1 Baker St COCKATOO 3781 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 11/03/2021  
**Property Type:** House  
**Land Size:** 2003 sqm approx



**21 Lisheen Rd COCKATOO 3781 (REI/VG)**

**Agent Comments**

 3  1  6

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 03/02/2021  
**Property Type:** House  
**Land Size:** 2738 sqm approx

**Account** - Barry Plant Emerald Sales