

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

40 Mountain Road, Cockatoo Vic 3781

Indicative selling price

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

Range between \$690,000 & \$759,000

Median sale price

Median price \$658,000 Property Type House Suburb Cockatoo

Period - From 01/07/2020 to 30/09/2020 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	1 Bilocla Av COCKATOO 3781	\$750,500	07/11/2020
2	48 View Hill Rd COCKATOO 3781	\$735,000	23/11/2020
3	17 Bilocla Av COCKATOO 3781	\$730,000	26/11/2020

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:

05/01/2021 18:15



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Property Type: House
Land Size: 4050 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median House Price
September quarter 2020: \$658,000

Comparable Properties



1 Bilocla Av COCKATOO 3781 (REI)

Agent Comments

 3  1  2

Price: \$750,500
Method: Private Sale
Date: 07/11/2020
Rooms: 5
Property Type: House (Res)
Land Size: 2651 sqm approx



48 View Hill Rd COCKATOO 3781 (REI/VG)

Agent Comments

 4  2  -

Price: \$735,000
Method: Private Sale
Date: 23/11/2020
Property Type: House
Land Size: 3257 sqm approx



17 Bilocla Av COCKATOO 3781 (VG)

Agent Comments

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Price: \$730,000
Method: Sale
Date: 26/11/2020
Property Type: House (Res)
Land Size: 2639 sqm approx