# 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

15 Devon Avenue Cockatoo VIC 3781

### Indicative selling price

Mediar (\*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$900,000	&	\$990,000
<b>sale price</b> house or unit as ap	plicable)				

Median Price	\$666,000	Prope	erty type House		Suburb	Cockatoo	
Period-from	01 Dec 2020	to	30 Nov 2	2021	Source		Corelogic

### 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 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	
14 Majestic Drive Emerald VIC 3782	\$967,800	09-Sep-21	
57 Emerald-Monbulk Road Emerald VIC 3782	\$920,000	27-Aug-21	
55 Emerald-Monbulk Road Emerald VIC 3782	\$950,000	29-Apr-21	

#### 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 6 months.

This Statement of Information was prepared on: 01 December 2021



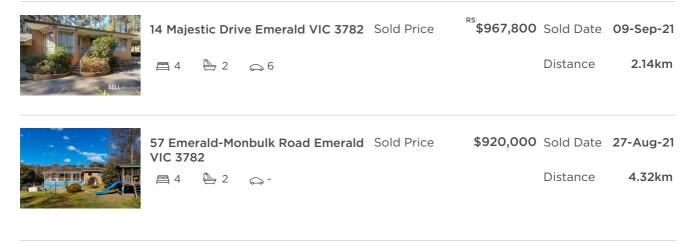
consumer.vic.gov.au



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55 Emerald-Monbulk Road Emerald VIC 3782		Sold Price	\$950,000	Sold Date	29-Apr-21	
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#### RS = Recent sale UN = Undisclosed Sale

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