

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

1 Aclare Road, Cockatoo Vic 3781

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$540,750

House

X

Unit

Suburb Cockatoo

Period - From 01/07/2017

to

30/09/2017

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		
2		
3		

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.

1 Aclare Road, Cockatoo Vic 3781

BELL REAL ESTATE

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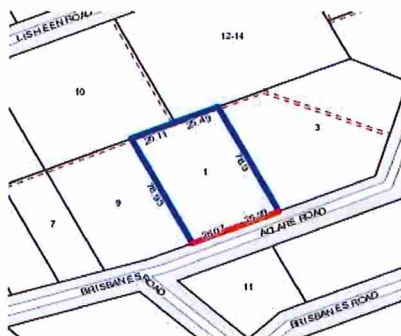
aarond@bellrealestate.com.au

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

September quarter 2017: \$540,750



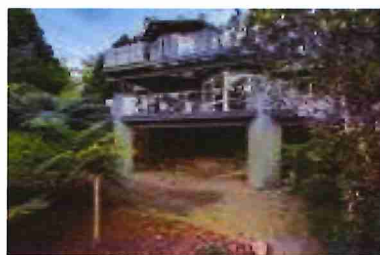
Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 4001 sqm approx

Agent Comments

Comparable Properties



48 View Hill Rd COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 22/05/2017

Rooms: 5

Property Type: House

Land Size: 3182 sqm approx



31 Springs St COCKATOO 3781 (VG)

Agent Comments



Price: \$635,000

Method: Sale

Date: 05/05/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4598 sqm approx

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