

#### 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	7 Baker Street, Cockatoo Vic 3781
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between	\$520,000	&	\$570,000
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#### Median sale price

Median price	\$597,500	Ηοι	ise X	Unit		Suburb or locality	Cockatoo
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

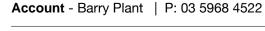
### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2 Joffre Pde COCKATOO 3781	\$553,100	14/11/2017
2	8 Kitchener Pde COCKATOO 3781	\$548,000	26/05/2018
3	31 Lisheen Rd COCKATOO 3781	\$544,800	10/10/2017

#### 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 eighteen months.







activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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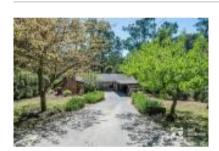
Rooms:

Property Type: House Land Size: 2023 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$520,000 - \$570,000 **Median House Price** Year ending September 2018: \$597,500

## Comparable Properties



2 Joffre Pde COCKATOO 3781 (REI/VG)

Price: \$553,100 Method: Private Sale Date: 14/11/2017 Rooms: 5

Property Type: House Land Size: 967 sqm approx **Agent Comments** 



8 Kitchener Pde COCKATOO 3781 (REI/VG)

**1** 3







Price: \$548.000 Method: Private Sale Date: 26/05/2018 Rooms: 4

Property Type: House Land Size: 1003 sqm approx Agent Comments



31 Lisheen Rd COCKATOO 3781 (REI/VG)







Price: \$544,800 Method: Private Sale Date: 10/10/2017 Rooms: 5

Property Type: House Land Size: 2010 sqm approx **Agent Comments** 

**Account** - Barry Plant | P: 03 5968 4522





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