

## 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

3 Baker Street, 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 \$515,000

&

\$550,000

#### Median sale price

Median price \$595,000

House

X

Unit

Suburb or locality

Cockatoo

Period - From 01/01/2018

to

31/12/2018

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.

	Address of comparable property	Price	Date of sale
1	35a Mountain Rd COCKATOO 3781	\$530,000	15/01/2019
2	13 Salisbury Av COCKATOO 3781	\$530,000	06/08/2018
3	26 Devon Av COCKATOO 3781	\$515,000	08/08/2018

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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$515,000 - \$550,000  
**Median House Price**  
Year ending December 2018: \$595,000

## Comparable Properties



**35a Mountain Rd COCKATOO 3781 (REI)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 15/01/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1105 sqm approx



**13 Salisbury Av COCKATOO 3781 (REI/VG)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 06/08/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1007 sqm approx



**26 Devon Av COCKATOO 3781 (REI/VG)**

**Agent Comments**



**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 08/08/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 971 sqm approx