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Rooms:
Property Type: House
Land Size: 3257 sqm
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median House Price
March quarter 2017: \$532,533

Comparable Properties



16 Second Av COCKATOO 3781 (REI/VG)

Agent Comments

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Price: \$660,000
Method: Private Sale
Date: 06/12/2016
Rooms: 9
Property Type: House
Land Size: 2023 sqm



10 Amphlett Av COCKATOO 3781 (REI)

Agent Comments

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Price: \$635,000
Method: Private Sale
Date: 10/03/2017
Rooms: 7
Property Type: House
Land Size: 1768 sqm



5 Steane St COCKATOO 3781 (REI)

Agent Comments

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Price: \$620,000
Method: Private Sale
Date: 21/03/2017
Rooms: 7
Property Type: House
Land Size: 2073 sqm

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

48 View Hill Road, Cockatoo Vic 3781

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$532,533

House X

Suburb Cockatoo

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
16 Second Av COCKATOO 3781	\$660,000	06/12/2016
10 Amphlett Av COCKATOO 3781	\$635,000	10/03/2017
5 Steane St COCKATOO 3781	\$620,000	21/03/2017