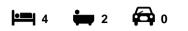


Aaron Day (03) 5968 6222 0407 365 994 aarond@bellrealestate.com.au

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





Rooms:

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

Comparable Properties



16 Second Av COCKATOO 3781 (REI/VG)

Price: \$660,000 Method: Private Sale Date: 06/12/2016 Rooms: 9

Property Type: House Land Size: 2023 sqm

Agent Comments



10 Amphlett Av COCKATOO 3781 (REI)

Price: \$635,000 Method: Private Sale Date: 10/03/2017

Rooms: 7

Property Type: House Land Size: 1768 sqm

Agent Comments



5 Steane St COCKATOO 3781 (REI)

-- 5

Price: \$620,000 Method: Private Sale Date: 21/03/2017

Rooms: 7

Property Type: House Land Size: 2073 sqm

Agent Comments

Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311

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Aaron Day (03) 5968 6222 0407 365 994 aarond@bellrealestate.com.au

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	48 View Hill Road, Cockatoo Vic 3781
Including suburb and	
postcode	

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	Н	ouse	Х	Su	burb	Cockatoo
Period - From	01/01/2017	to	31/03	3/2017	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





not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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