

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	12 Colin Avenue, 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	\$620,000	&	\$682,000

Median sale price

Median price	\$540,750	Hou	ise X	Unit		Suburb or locality	Cockatoo
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

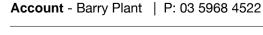
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within 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 19 Paternoster Rd COCKATOO 3781 \$665,000 23/11/2017 2 44 Second Av COCKATOO 3781 \$660,000 02/11/2017 3 31 First Av COCKATOO 3781 \$622,000 13/12/2017

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.











Rooms:

Property Type: House Land Size: 2013 sqm approx

Agent Comments

Indicative Selling Price \$620,000 - \$682,000 **Median House Price** September quarter 2017: \$540,750

Comparable Properties



19 Paternoster Rd COCKATOO 3781 (REI)

Price: \$665,000 Method: Private Sale Date: 23/11/2017

Rooms: 6

Property Type: House (Res) Land Size: 3319 sqm approx **Agent Comments**



44 Second Av COCKATOO 3781 (REI)



Price: \$660,000 Method: Private Sale Date: 02/11/2017 Rooms: 7

Property Type: House (Res) Land Size: 2034 sqm approx Agent Comments



31 First Av COCKATOO 3781 (REI)



Price: \$622,000 Method: Auction Sale Date: 13/12/2017 Rooms: 4

Property Type: House (Res) Land Size: 2023 sqm approx **Agent Comments**

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