

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

19 Edmunds Road, Cockatoo Vic 3781

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$597,500

House

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.

	Address of comparable property	Price	Date of sale
1	55 Caroline Av COCKATOO 3781	\$495,000	06/12/2018
2	3 Edmunds Rd COCKATOO 3781	\$480,000	10/02/2018
3	13 Neville St COCKATOO 3781	\$455,000	02/12/2017

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.



 3  2 

Rooms:
Property Type: House
Land Size: 1011 sqm approx
 Agent Comments

Indicative Selling Price
 \$450,000 - \$495,000
Median House Price
 Year ending September 2018: \$597,500

Comparable Properties



55 Caroline Av COCKATOO 3781 (REI)

Agent Comments

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Price: \$495,000
Method: Private Sale
Date: 06/12/2018
Rooms: 5
Property Type: House
Land Size: 1062 sqm approx



3 Edmunds Rd COCKATOO 3781 (VG)

Agent Comments

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Price: \$480,000
Method: Sale
Date: 10/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 1012 sqm approx



13 Neville St COCKATOO 3781 (REI/VG)

Agent Comments

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Price: \$455,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 4
Property Type: House (Res)
Land Size: 1000 sqm approx