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	27 Caroline Avenue, 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
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Median sale price

Median price	\$632,500	Pro	perty Type	House		Suburb	Cockatoo
Period - From	01/01/2020	to	31/12/2020		Source	REIV	

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

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

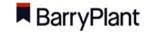
Address of comparable property		Price	Date of sale
1	21 Lisheen Rd COCKATOO 3781	\$625,000	03/02/2021
2	27 Kitchener Pde COCKATOO 3781	\$620,000	25/01/2021
3	82 First Av COCKATOO 3781	\$612,000	02/11/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/03/2021 15:50





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Indicative Selling Price \$590,000 - \$649,000 **Median House Price**

Year ending December 2020: \$632,500



Property Type: House (Previously

Occupied - Detached) Land Size: 1012 sqm approx

Agent Comments

Comparable Properties



21 Lisheen Rd COCKATOO 3781 (REI)

Price: \$625,000 Method: Private Sale Date: 03/02/2021 Property Type: House Land Size: 2738 sqm approx **Agent Comments**

27 Kitchener Pde COCKATOO 3781 (VG)

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Price: \$620,000 Method: Sale Date: 25/01/2021

Property Type: House (Res) Land Size: 966 sqm approx

Agent Comments



82 First Av COCKATOO 3781 (VG)





Price: \$612,000 Method: Sale Date: 02/11/2020

Property Type: House (Res) Land Size: 1012 sqm approx Agent Comments

Account - Barry Plant | P: 03 5968 4522



