

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

27 Caroline Avenue, 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 \$632,500

Property 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	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 comparable properties 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



Property Type: House (Previously Occupied - Detached)

Land Size: 1012 sqm approx

Agent Comments

Comparable Properties



21 Lisheen Rd COCKATOO 3781 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 03/02/2021

Property Type: House

Land Size: 2738 sqm approx

27 Kitchener Pde COCKATOO 3781 (VG)

Agent Comments



Price: \$620,000

Method: Sale

Date: 25/01/2021

Property Type: House (Res)

Land Size: 966 sqm approx



82 First Av COCKATOO 3781 (VG)

Agent Comments



Price: \$612,000

Method: Sale

Date: 02/11/2020

Property Type: House (Res)

Land Size: 1012 sqm approx