

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2 Bell Street,
COCKATOO 3781**

Indicative selling price

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

Range \$450,000 - \$480,000

Median sale price

Median **House** for **COCKATOO** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

\$550,000

Comparable property sales

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 the most comparable to the property for sale.

**13 Neville Street,
COCKATOO 3781**

Price \$455,000 Sold 02
December 2017

**43 Pakenham Road,
COCKATOO 3781**

Price \$450,000 Sold 16
September 2017

**72 Woori Yallock Road,
COCKATOO 3781**

Price \$420,000 Sold 07
February 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House
3 beds 1 baths 1 parking

Stockdale & Leggo Emerald

3A Kilvington Drive,
Emerald VIC 3782

Contact agents



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**Stockdale
& Leggo**