

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

9a Doonaha Road, Cockatoo Vic 3781

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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 five kilometres of the property for sale in the last 18 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	57 Macclesfield Rd EMERALD 3782	\$1,090,000	19/06/2020
2	43 Bluebird Av COCKATOO 3781	\$1,079,000	03/12/2020
3	5 Nangana St COCKATOO 3781	\$1,050,000	03/07/2020

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 18 months.~~

This Statement of Information was prepared on:

20/03/2021 09:27



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Property Type: House
Land Size: 6580 sqm approx
Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 Year ending December 2020: \$632,500

Comparable Properties



57 Macclesfield Rd EMERALD 3782 (REI/VG)

Agent Comments

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Price: \$1,090,000
Method: Private Sale
Date: 19/06/2020
Rooms: 6
Property Type: House
Land Size: 4002 sqm approx



43 Bluebird Av COCKATOO 3781 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,079,000
Method: Private Sale
Date: 03/12/2020
Property Type: House
Land Size: 102200 sqm approx



5 Nangana St COCKATOO 3781 (VG)

Agent Comments

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Price: \$1,050,000
Method: Sale
Date: 03/07/2020
Property Type: House (Res)
Land Size: 3072 sqm approx