



3 2

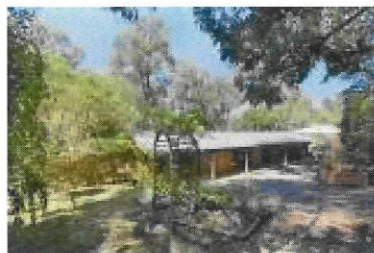
Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 2268.4 sqm approx

Agent Comments

Comparable Properties



25 First Av COCKATOO 3781 (VG)

Agent Comments

3 -

Price: \$560,000

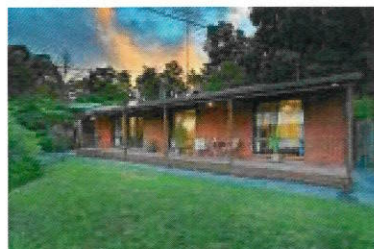
Method: Sale

Date: 15/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 2276 sqm approx



7 Baker St COCKATOO 3781 (REI)

Agent Comments

3 2 1

Price: \$540,000

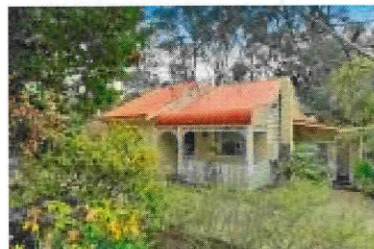
Method: Private Sale

Date: 16/01/2019

Rooms: 6

Property Type: House

Land Size: 2023 sqm approx



454 Belgrave Gembrook Rd AVONSLEIGH 3782 (REI/VG)

Agent Comments

3 2 2

Price: \$525,000

Method: Private Sale

Date: 17/12/2018

Rooms: 6

Property Type: House

Land Size: 1051 sqm approx

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

22 Symons Road, Avonsleigh Vic 3782

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$635,000

House

X

Unit

Suburb Avonsleigh

Period - From 01/04/2018

to

31/03/2019

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 25 First Av COCKATOO 3781	\$560,000	15/02/2019
2 7 Baker St COCKATOO 3781	\$540,000	16/01/2019
3 454 Belgrave Gembrook Rd AVONSLEIGH 3782	\$525,000	17/12/2018

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.