

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

4 Marcelle Street, Cockatoo Vic 3781

Indicative selling price

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

Range between \$430,000

&

\$473,000

Median sale price

Median price \$530,000

House

X

Unit

Suburb Cockatoo

Period - From 01/10/2016

to 30/09/2017

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	37 First Av COCKATOO 3781	\$465,000	23/07/2017
2	28 Kitchener Pde COCKATOO 3781	\$452,000	19/06/2017
3	4 Seaview Rd COCKATOO 3781	\$430,000	09/08/2017

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.



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Rooms:

Property Type: House

Land Size: 959 sqm approx

Agent Comments

Comparable Properties



37 First Av COCKATOO 3781 (VG)

Agent Comments

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Price: \$465,000

Method: Sale

Date: 23/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 1012 sqm approx



28 Kitchener Pde COCKATOO 3781 (REI/VG)

Agent Comments

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Price: \$452,000

Method: Private Sale

Date: 19/06/2017

Rooms: 4

Property Type: House

Land Size: 1031 sqm approx



4 Seaview Rd COCKATOO 3781 (REI/VG)

Agent Comments

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Price: \$430,000

Method: Private Sale

Date: 09/08/2017

Rooms: 4

Property Type: House

Land Size: 1011 sqm approx