

# 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

38 Amphlett Avenue, Cockatoo Vic 3781

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$195,000

### Median sale price

Median price \$610,000

Property Type House

Suburb Cockatoo

Period - From 06/03/2019

to 05/03/2020

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		
2		
3		

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:

06/03/2020 13:08



**Property Type:** Land  
**Land Size:** 5971 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$195,000  
**Median House Price**  
06/03/2019 - 05/03/2020: \$610,000

## Comparable Properties

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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.