

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	4 Carawa St COCKATOO 3781	\$595,000	13/07/2018
2	4 Alexander Rd COCKATOO 3781	\$550,000	03/08/2018
3	13 Salisbury Av COCKATOO 3781	\$530,000	06/08/2018

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.

Samantha Scott

59686222

0438680032

samanthas@bellrealestate.com.au

Indicative Selling Price

\$530,000 - \$583,000

Median House Price

September quarter 2018: \$610,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1027 sqm approx

Agent Comments

Comparable Properties

4 Carawa St COCKATOO 3781 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 13/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 895 sqm approx



4 Alexander Rd COCKATOO 3781 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 03/08/2018

Rooms: 4

Property Type: House

Land Size: 1393 sqm approx



13 Salisbury Av COCKATOO 3781 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 06/08/2018

Rooms: 5

Property Type: House

Land Size: 1007 sqm approx