

## STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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PROPERTY OFFERED FOR SALE

**5 Tymon Road, Cockatoo, VIC 3781**

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INDICATIVE SELLING PRICE

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

**Range Between \$610,000 & \$670,000**

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MEDIAN SALE PRICE

**House | Cockatoo (3781)**

**Period - From 16 January 2019 to 16 July 2019 | Source - RP - Data**

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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COMPARABLE PROPERTY SALES

**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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Please contact us for further information regarding this document  
or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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