

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	39 Second Avenue, Cockatoo Vic 3781
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$660,000	&	\$720,000
		i .	

Median sale price

Median price	\$605,750	Hou	use X	Unit		Suburb	Cockatoo
Period - From	01/04/2018	to	30/06/2018		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.

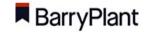
Add	dress of comparable property	Price	Date of sale
1	8 Colin Av COCKATOO 3781	\$742,000	16/04/2018
2	19 Baker St COCKATOO 3781	\$692,000	10/03/2018
3	24 Neville St COCKATOO 3781	\$690,000	27/06/2018

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.











Rooms:

Property Type: House Land Size: 2060 sqm approx

Agent Comments

Indicative Selling Price \$660,000 - \$720,000 **Median House Price** June quarter 2018: \$605,750

Comparable Properties



8 Colin Av COCKATOO 3781 (REI/VG)





Price: \$742,000 Method: Private Sale Date: 16/04/2018

Rooms: 7

Property Type: House Land Size: 2023 sqm approx

19 Baker St COCKATOO 3781 (VG)

9 3





Price: \$692,000 Method: Sale Date: 10/03/2018

Rooms: -

Property Type: House (Res) Land Size: 2023 sqm approx

24 Neville St COCKATOO 3781 (REI)







Price: \$690,000 Method: Private Sale Date: 27/06/2018 Rooms: 6

Property Type: House Land Size: 2178 sqm approx Agent Comments

Agent Comments

Agent Comments



Account - Barry Plant | P: 03 5968 4522



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