

STATEMENT OF INFORMATION

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

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

4 Station Road, Cockatoo, VIC 3781

INDICATIVE SELLING PRICE

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

Range Between \$465,000 & \$510,000

MEDIAN SALE PRICE

Median price \$460,000 | House | Cockatoo (3781)

Period - From 1 May 2017 to 31 May 2017 | Source - RP DATA

COMPARABLE PROPERTY SALES

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
28 KITCHENER PDE, COCKATOO VIC 3781	\$452,000	19/06/2017
37 FIRST AVE, COCKATOO VIC 3781	\$465,000	28/07/2017
473 BELGRAVE-GEMBROOK RD, AVONSLEIGH VIC 3782	\$460,000	24/04/2017