

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

55 Bluebird Avenue, Cockatoo, VIC 3781

INDICATIVE SELLING PRICE

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

Range Between \$590,000 & \$649,000

MEDIAN SALE PRICE

Median price \$544,800 | House | Cockatoo (3781)

Period - From 12 January 2018 to 12 June 2018 | 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
11 ARTHUR ROAD, COCKATOO VIC 3781	\$620,000	17/04/2018
13 BAILEY ROAD, COCKATOO VIC 3781	\$595,000	14/02/2018
16 NAUGHTON STREET, COCKATOO VIC 3781	\$606,500	10/04/2018