

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

450 Woori Yallock Road, Cockatoo Vic 3781

#### Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

#### Median sale price

Median price \$586,500 House  Unit  Suburb or locality Cockatoo

Period - From 01/04/2018 to 31/03/2019 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	380 Woori Yallock Rd COCKATOO 3781	\$1,300,000	16/02/2018
2	174 Kennedy Rd MACCLESFIELD 3782	\$1,275,000	15/09/2018
3	681 Woori Yallock Rd COCKATOO 3781	\$1,250,000	23/07/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.