



STATEMENT OF INFORMATION

Prepared on 23 May 2017

House Offered for Sale

18 First Avenue, Cockatoo



Indicative Selling Price

\$845,000— \$925,000

Median Sale Price of houses in Cockatoo from May 2016—May 2017

\$579,000

Comparable Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property



230 Woori Yallock Road Cockatoo



Sold Price \$846,250

Sold Date 13th Dec 2016



10 Ambrose Street, Emerald



Sold Price \$840,000

Sold Date 29th April 2017



17 Butterfield Road, Emerald



Sold Price \$950,000

Sold Date 16 Nov 2017

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