



STATEMENT OF INFORMATION

Prepared on 1st June 2017

House Offered for Sale

80 First Avenue, Cockatoo



Indicative Selling Price

\$560,000— \$615,000

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



1 Cockatoo Avenue Cockatoo



Sold Price \$588,000

Sold Date 12th Dec 2016



1 Steane Street, Cockatoo



Sold Price \$613,795

Sold Date 27th Feb 2017



28 Charman Avenue, Cockatoo



Sold Price \$620,000

Sold Date 21st April 2017

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