

Stephen Richards 03 5968 6222 0400 100 155 stephenr@bellrealestate.com.au

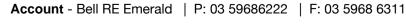
> **Indicative Selling Price** \$330,000 - \$363,000 **Median House Price** March quarter 2017: \$532,533

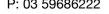




Comparable Properties

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









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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	Lot 2 Paternoster Rd, Cockatoo Vic 3781

Indicative selling price

Property offered for sale

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

Median sale price

Median price	\$532,533	Н	ouse X	Suburk	Cockatoo
Period - From	01/01/2017	to	31/03/2017	Source	V

Comparable property sales

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





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