Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11 Joffre Parade Cockatoo VIC 3781

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$520,000	&	$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	House	Suburb	Cockatoo
Period-from	01 Mar 2019	to	29 Feb 2020	Source	Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
96 Woori Yallock Road Cockatoo VIC 3781	$520,000	03-Sep-18
65 Belgrave-Gembrook Road Cockatoo VIC 3781	$525,000	20-Aug-18
26 Hazel Street Cockatoo VIC 3781	$550,000	20-Nov-19

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 17 March 2020

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96 Woori Yallock Road Cockatoo VIC 3781

3 1 2

Sold Price **$520,000** Sold Date **03-Sep-18**

Distance **0.58km**



65 Belgrave-Gembrook Road Cockatoo VIC 3781

3 1 1

Sold Price **$525,000** Sold Date **20-Aug-18**

Distance **1.13km**



26 Hazel Street Cockatoo VIC 3781

3 1 3

Sold Price **$550,000** Sold Date **20-Nov-19**

Distance **1.32km**

RS = Recent sale **UN** = Undisclosed Sale

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