

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

46 SECOND AVENUE 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Cockatoo

Period-from

01 Dec 2022

to

30 Nov 2023

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





6 AZALEA CRESCENT EMERALD VIC 3782	\$853,000	22-Sep-23
24 MACKENZIE STREET COCKATOO VIC 3781	\$790,000	08-Aug-23





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.

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	6 AZALEA CRESCENT EMERALD VIC 3782		Sold Price	^{RS} \$853,000 ^{UN}	Sold Date	22-Sep-23
	 4  2  2				Distance	0.9km

	24 MACKENZIE STREET COCKATOO VIC 3781		Sold Price	\$790,000	Sold Date	08-Aug-23
	 4  2  4				Distance	1.05km

RS = Recent sale UN = Undisclosed Sale

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