

30 Hazel Street, Cockatoo Vic 3781

BELL REAL ESTATE

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4 2 2

Rooms:
Property Type: House (Res)
Land Size: 1022 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$600,000
Median House Price
September quarter 2018: \$610,000

Comparable Properties



2 Birdwood Av COCKATOO 3781 (REI/VG)

Agent Comments

4 1 2

Price: \$605,000
Method: Private Sale
Date: 07/06/2018
Rooms: -
Property Type: House
Land Size: 976 sqm approx



10 Springs St COCKATOO 3781 (REI/VG)

Agent Comments

4 2 -

Price: \$600,000
Method: Private Sale
Date: 19/10/2018
Rooms: 6
Property Type: House
Land Size: 1008 sqm approx



32 Second Av COCKATOO 3781 (REI)

Agent Comments

3 2 2

Price: \$592,000
Method: Private Sale
Date: 26/11/2018
Rooms: 6
Property Type: House
Land Size: 2020 sqm approx

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

30 Hazel Street, Cockatoo Vic 3781

Indicative selling price

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

Range between

\$560,000

&

\$600,000

Median sale price

Median price

\$610,000

House

X

Unit

Suburb

Cockatoo

Period - From

01/07/2018

to

30/09/2018

Source

REIV

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 six 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
1	2 Birdwood Av COCKATOO 3781	\$605,000	07/06/2018
2	10 Springs St COCKATOO 3781	\$600,000	19/10/2018
3	32 Second Av COCKATOO 3781	\$592,000	26/11/2018

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 six months.~~