

## 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

5 KITCHENER PARADE COCKATOO VIC 3781

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$759,000

Property type

House

Suburb

Cockatoo

Period-from

01 Feb 2023

to

31 Jan 2024

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

40 JOFFRE PARADE COCKATOO VIC 3781	\$810,000	04-Dec-23
100 WOORI YALLOCK ROAD COCKATOO VIC 3781	\$760,000	22-Dec-23
9 EDMUNDS ROAD COCKATOO VIC 3781	\$821,000	15-Nov-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.~~

This Statement of Information was prepared on: 06 February 2024



**40 JOFFRE PARADE COCKATOO  
VIC 3781**

 4  2  2

Sold Price **\$810,000** Sold Date **04-Dec-23**

Distance **0.49km**



**100 WOORI YALLOCK ROAD  
COCKATOO VIC 3781**

 4  2  2

Sold Price <sup>RS</sup> **\$760,000** Sold Date **22-Dec-23**

Distance **0.9km**



**9 EDMUNDS ROAD COCKATOO  
VIC 3781**

 4  2  2

Sold Price <sup>RS</sup> **\$821,000** Sold Date **15-Nov-23**

Distance **1.52km**

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

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