

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

34 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Cockatoo

Period-from

01 Jan 2019

to

31 Dec 2019

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

19 Second Avenue Cockatoo VIC 3781	\$695,000	29-Oct-19
63 Second Avenue Cockatoo VIC 3781	\$715,000	10-Dec-19
7 Suffolk Avenue Cockatoo VIC 3781	\$677,800	24-Sep-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.

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19 Second Avenue Cockatoo VIC 3781

Sold Price \$695,000 Sold Date 29-Oct-19

4 2 2

Distance 0.2km



63 Second Avenue Cockatoo VIC 3781

Sold Price ^{RS} \$715,000 Sold Date 10-Dec-19

5 2 2

Distance 0.63km



7 Suffolk Avenue Cockatoo VIC 3781

Sold Price \$677,800 Sold Date 24-Sep-19

4 2 -

Distance 1.52km

RS = Recent sale UN = Undisclosed Sale

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