

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

6 BAKER STREET 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

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Cockatoo

Period-from

01 Sep 2022

to

31 Aug 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

473 BELGRAVE-GEMBROOK ROAD AVONSLEIGH VIC 3782	\$700,000	01-Jul-23
2 SYMONS ROAD AVONSLEIGH VIC 3782	\$689,000	31-Jul-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: 05 September 2023

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473 BELGRAVE-GEMBROOK ROAD Sold Price **\$700,000** Sold Date **01-Jul-23**
AVONSLEIGH VIC 3782

 3  2  1

Distance **1.76km**



2 SYMONS ROAD AVONSLEIGH Sold Price ^{RS} **\$689,000** Sold Date **31-Jul-23**
VIC 3782

 3  1  2

Distance **1.83km**

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

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