# 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

| 29 HAZEL STREET COCKATOO VIC 3781 |
|-----------------------------------|
|-----------------------------------|

### Indicative selling price

Period-from

Mediar (\*Delete

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

| Single Price                               |           | or rang<br>betwee | 1 <u>3080 000</u> | &      | \$740,000 |
|--|-----------|-------------------|-------------------|--------|-----------|
| n <b>sale price</b><br>house or unit as ap | olicable) |                   |                   |        |           |
| Median Price                               | \$742,000 | Property type     | House             | Suburb | Cockatoo  |

31 Mar 2022

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Apr 2021

**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.

to

| Address of comparable property      | Price     | Date of sale |
|-------------------------------------|-----------|--------------|
| 25 HAZEL STREET COCKATOO VIC 3781   | \$810,000 | 11-Nov-21    |
| 32 HAZEL STREET COCKATOO VIC 3781   | \$850,000 | 15-Nov-21    |
| 21 ALEXANDER ROAD COCKATOO VIC 3781 | \$850,000 | 31-Jan-22    |

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: 19 April 2022



Corelogic

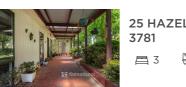
consumer.vic.gov.au

BELL REAL ESTATE

BETHANY DAY

- P 59686222
- M 0438844968

E bethanyd@bellrealestate.com.au



| 25 HAZ<br>3781 | EL STR | EET CO     | CKATOO VIC | Sold Price | \$810,00 | <b>0</b> Sold Date | 11-Nov-21 |
|----------------|--------|------------|------------|------------|----------|--------------------|-----------|
| 昌 3            | 2      | <b>G</b> 4 |            |            |          | Distance           | 0.04km    |



| 100  | 32 HAZ<br>3781 | EL STRI | EET COCKATOO VIC     | Sold Price | \$850,000 | Sold Date | 15-Nov-21 |
|------|----------------|---------|----------------------|------------|-----------|-----------|-----------|
| ant. | <b>E</b> 3     | 2       | <u></u> <sup>2</sup> |            |           | Distance  | 0.07km    |



| 🛱 3 🔄 2 🚓 3 Distance <b>0.28kr</b> |        |      |          |  |            | KANDEF<br>31 | VIC 378 | 2  |
|------------------------------------|--------|------|----------|--|------------|--------------|---------|----|
|                                    | ).28km | ince | Distance |  | <b>⊜</b> 3 | 2            | 昌 3     | Ĩ. |



| 1 STRIN<br>VIC 37 |   | K ROAD COCKATOO So | Id Price \$725,00 | 00 Sold Date | 17-Nov-21 |
|-------------------|---|--------------------|-------------------|--------------|-----------|
| 昌 3               | 2 | ⇔ <sup>2</sup>     |                   | Distance     | 0.34km    |

#### RS = Recent sale UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.