

## 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

1884-1908 MOUNT COTTRELL ROAD MOUNT COTTRELL VIC 3024

### Indicative selling price

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

Single Price

TBA

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,000

Property type

Farm

Suburb

Mount Cottrell

Period-from

01 Oct 2023

to

30 Sep 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

1910 MOUNT COTTRELL ROAD MOUNT COTTRELL VIC 3024	\$4,935,000	01-Mar-19
458-472 DOWNING STREET MOUNT COTTRELL VIC 3024	\$3,765,000	23-Nov-23
1910-1968 BOUNDARY ROAD MOUNT COTTRELL VIC 3024	\$2,000,000	07-Jul-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: 03 October 2024



**1910 MOUNT COTTRELL ROAD  
MOUNT COTTRELL VIC 3024**

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Sold Price **\$4,935,000** Sold Date **01-Mar-19**

Distance **0.75km**

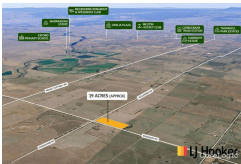


**458-472 DOWNING STREET  
MOUNT COTTRELL VIC 3024**

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Sold Price **\$3,765,000** Sold Date **23-Nov-23**

Distance **5.32km**



**1910-1968 BOUNDARY ROAD  
MOUNT COTTRELL VIC 3024**

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Sold Price **\$2,000,000** Sold Date **07-Jul-22**

Distance **3.7km**



**406-420 FAULKNERS ROAD  
MOUNT COTTRELL VIC 3024**

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Sold Price **\$1,200,000** Sold Date **23-Nov-20**

Distance **3.78km**

RS = Recent sale

UN = Undisclosed Sale

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