

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

12-14 HILLSIDE ROAD 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Cockatoo

Period-from

01 Nov 2021

to

31 Oct 2022

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

29 LISHEEN ROAD COCKATOO VIC 3781	\$750,000	12-Aug-22
4 STATION ROAD COCKATOO VIC 3781	\$750,000	01-Sep-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: 22 November 2022

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29 LISHEEN ROAD COCKATOO VIC Sold Price **\$750,000** Sold Date **12-Aug-22**
3781

 3  1  2

Distance **0.76km**



4 STATION ROAD COCKATOO VIC Sold Price Sold Date **01-Sep-22**
3781

 3  1  3

Distance **1.95km**

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

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