

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

4 NANGANA 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Cockatoo

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













24 JOFFRE PARADE COCKATOO VIC 3781	720000	09-Jul-24
10 HILLSIDE ROAD COCKATOO VIC 3781	726000	10-Oct-24
9 STEANE STREET COCKATOO VIC 3781	755000	10-Jul-24

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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	24 JOFFRE PARADE COCKATOO VIC 3781	Sold Price	720000	Sold Date	09-Jul-24
 3  1  1	Distance 1.07km				
	10 HILLSIDE ROAD COCKATOO VIC 3781	Sold Price	^{RS} 726000	Sold Date	10-Oct-24
 3  2  2	Distance 2.86km				
	9 STEANE STREET COCKATOO VIC 3781	Sold Price	755000	Sold Date	10-Jul-24
 3  2  2	Distance 2.24km				

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

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