

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 13 Lisheen Road, Cockatoo, VIC 3781

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$785,000

&

\$863,500

Median sale price

Median price

\$770,000

Property Type

House

Suburb

Cockatoo (3781)

Period - From

01/11/2024

to

31/01/2025

Source

REIV

Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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

9 KITCHENER PARADE, COCKATOO VIC 3781

\$790,000

30/10/2024

31 JOFFRE PARADE, COCKATOO VIC 3781

\$830,000

04/11/2024

31 MOUNTAIN ROAD, COCKATOO VIC 3781

\$870,000

09/01/2025

This Statement of Information was prepared on: 12/02/2025