

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

14 Jeanne Street, Cockatoo Vic 3781

Indicative selling price

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

Range between \$670,000

&

\$735,000

Median sale price

Median price \$707,000

Property Type House

Suburb Cockatoo

Period - From 01/01/2021

to

31/03/2021

Source REIV

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 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
1	48 View Hill Rd COCKATOO 3781	\$735,000	23/11/2020
2	10 Springs St COCKATOO 3781	\$707,000	17/03/2021
3	16 Springs St COCKATOO 3781	\$675,000	09/12/2020

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 six months.~~

This Statement of Information was prepared on:

03/05/2021 15:43

14 Jeanne Street, Cockatoo Vic 3781



 5  2  2

Rooms: 7
Property Type: House
Land Size: 2074 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$735,000
Median House Price
March quarter 2021: \$707,000

Comparable Properties



48 View Hill Rd COCKATOO 3781 (REI/VG)

Agent Comments

 4  2  -

Price: \$735,000
Method: Private Sale
Date: 23/11/2020
Property Type: House
Land Size: 3257 sqm approx



10 Springs St COCKATOO 3781 (REI)

Agent Comments

 3  2  1

Price: \$707,000
Method: Private Sale
Date: 17/03/2021
Property Type: House
Land Size: 1008.60 sqm approx



16 Springs St COCKATOO 3781 (REI/VG)

Agent Comments

 4  2  2

Price: \$675,000
Method: Private Sale
Date: 09/12/2020
Property Type: House
Land Size: 1011 sqm approx

Account - Barry Plant Emerald Sales