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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$670,000		&		\$735,000			
Median sale pr	rice							
Median price	\$707,000	Pro	operty Type	Hou	se		Suburb	Cockatoo
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Add	dress 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







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)



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

Agent Comments

BLL

10 Springs St COCKATOO 3781 (REI)



Agent Comments

Agent Comments

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)



Price: \$675,000 Method: Private Sale

Date: 09/12/2020 Property Type: House Land Size: 1011 sqm approx

Account - Barry Plant Emerald Sales





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.