

## 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

15 ARTHUR ROAD COCKATOO VIC 3781

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$787,750

Property type

House

Suburb

Cockatoo

Period-from

01 Jun 2021

to

31 May 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

74 WOORI YALLOCK ROAD COCKATOO VIC 3781	\$750,000	19-Feb-22
20 MAURICE STREET COCKATOO VIC 3781	\$730,000	12-Feb-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: 29 June 2022



**74 WOORI YALLOCK ROAD**  
**COCKATOO VIC 3781**

3  
 2  
 7

Sold Price      **\$750,000**    Sold Date    **19-Feb-22**

Distance      **0.82km**



**20 MAURICE STREET COCKATOO**  
**VIC 3781**

3  
 1  
 4

Sold Price      **\$730,000**    Sold Date    **12-Feb-22**

Distance      **1.65km**

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

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