

## 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

17 BEATTY PARADE 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,000

Property type

House

Suburb

Cockatoo

Period-from

01 Apr 2021

to

31 Mar 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

19 JOFFRE PARADE COCKATOO VIC 3781	\$762,000	22-Oct-21
20 NEVILLE STREET COCKATOO VIC 3781	\$731,000	07-Aug-21
96 WOORI YALLOCK ROAD COCKATOO VIC 3781	\$740,000	24-Nov-21

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: 22 April 2022



**19 JOFFRE PARADE COCKATOO VIC 3781**

 3  2  2

Sold Price

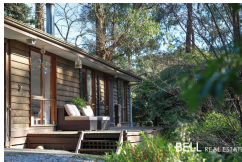
**\$762,000**

Sold Date

**22-Oct-21**

Distance

**0.2km**



**20 NEVILLE STREET COCKATOO VIC 3781**

 3  2  8

Sold Price

**\$731,000**

Sold Date

**07-Aug-21**

Distance

-



**96 WOORI YALLOCK ROAD COCKATOO VIC 3781**

 -  2  2

Sold Price

**\$740,000**

Sold Date

**24-Nov-21**

Distance

**0.6km**



**1 STEANE STREET COCKATOO VIC 3781**

 3  1  2

Sold Price

**\$710,000**

Sold Date

**26-Nov-21**

Distance

**0.96km**



**32 JOFFRE PARADE COCKATOO VIC 3781**

 3  1  2

Sold Price

**\$730,000**

Sold Date

**13-Aug-21**

Distance

**0.29km**



**11 BELGRAVE-GEMBROOK ROAD COCKATOO VIC 3781**

 -  1  -

Sold Price

**\$728,000**

Sold Date

**24-Sep-21**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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**29 BAKER STREET COCKATOO VIC 3781** Sold Price **\$803,500** Sold Date **23-Aug-21**

 3  2  2

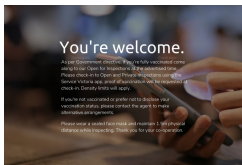
Distance -



**11 BORONIA CRESCENT COCKATOO VIC 3781** Sold Price **\$753,000** Sold Date **05-Oct-21**

 3  1  -

Distance -



**118 WOORI YALLOCK ROAD COCKATOO VIC 3781** Sold Price **\$870,000** Sold Date **23-Nov-21**

 3  2  1

Distance **0.81km**



**25 KITCHENER PARADE COCKATOO VIC 3781** Sold Price **\$620,000** Sold Date **09-Aug-21**

 3  1  2

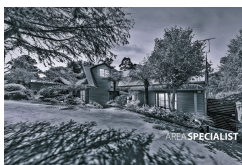
Distance **0.36km**



**116 WOORI YALLOCK ROAD COCKATOO VIC 3781** Sold Price **\$632,000** Sold Date **04-Sep-21**

 3  1  -

Distance -



**21 STEANE STREET COCKATOO VIC 3781** Sold Price **\$857,000** Sold Date **19-Oct-21**

 4  2  -

Distance -

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**47 CAROLINE AVENUE  
COCKATOO VIC 3781**

 3  2  2

Sold Price **\$790,000** Sold Date **22-Oct-21**

Distance **1.13km**



**28 MOUNTAIN ROAD COCKATOO  
VIC 3781**

 3  2  4

Sold Price **\$951,000** Sold Date **15-Sep-21**

Distance **-**



**24 SPRINGS STREET COCKATOO  
VIC 3781**

 -  1  2

Sold Price **\$782,000** Sold Date **26-Oct-21**

Distance **-**



**2 GLEN ROAD COCKATOO VIC  
3781**

 5  2  6

Sold Price **\$1,152,000** Sold Date **26-Oct-21**

Distance **-**



**40 SECOND AVENUE COCKATOO  
VIC 3781**

 4  2  2

Sold Price **\$670,000** Sold Date **22-Dec-21**

Distance **-**



**5 STRINGYBARK ROAD  
COCKATOO VIC 3781**

 3  2  -

Sold Price **\$815,000** Sold Date **02-Sep-21**

Distance **-**

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**25 HAZEL STREET COCKATOO VIC 3781** Sold Price **\$810,000** Sold Date **11-Nov-21**

 3  2  4

Distance -



**5 BAKER STREET COCKATOO VIC 3781** Sold Price **\$742,300** Sold Date **09-Nov-21**

 3  1  2

Distance **0.84km**



**35A MOUNTAIN ROAD COCKATOO VIC 3781** Sold Price **\$742,000** Sold Date **20-Oct-21**

 3  1  -

Distance -



**32 ALEXANDER ROAD COCKATOO VIC 3781** Sold Price **\$731,000** Sold Date **24-Aug-21**

 4  2  4

Distance -



**33 MOUNTAIN ROAD COCKATOO VIC 3781** Sold Price **\$820,000** Sold Date **19-Aug-21**

 3  1  2

Distance -

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