

# 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

1 Baker Street, Cockatoo Vic 3781

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$695,000

### Median sale price

Median price \$632,500 Property Type House Suburb Cockatoo

Period - From 01/01/2020 to 31/12/2020 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.

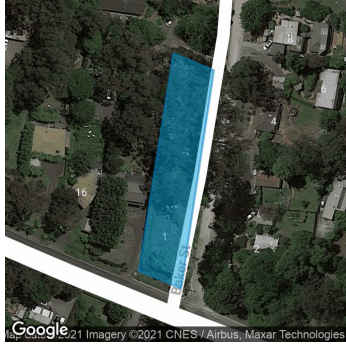
	Address of comparable property	Price	Date of sale
1	16 Springs St COCKATOO 3781	\$675,000	09/12/2020
2	16 Maurice St COCKATOO 3781	\$660,000	23/12/2020
3	7 Stringybark Rd COCKATOO 3781	\$650,000	12/12/2020

**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:

04/03/2021 13:10



 3    1    2

**Property Type:** House  
**Land Size:** 1990 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$695,000  
**Median House Price**  
Year ending December 2020: \$632,500

## Comparable Properties



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



16 Maurice St COCKATOO 3781 (REI)

**Agent Comments**

 2    1    6

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 23/12/2020  
**Property Type:** House  
**Land Size:** 2208 sqm approx



7 Stringybark Rd COCKATOO 3781 (REI)

**Agent Comments**

 3    2    2

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 12/12/2020  
**Property Type:** House