

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

9 NEVILLE STREET COCKATOO VIC 3781

Indicative selling price

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

Single Price

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Cockatoo

Period-from

01 Oct 2022

to

30 Sep 2023

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

7 NEVILLE STREET COCKATOO VIC 3781	\$600,000	07-Apr-23
72A WOORI YALLOCK ROAD COCKATOO VIC 3781	\$587,000	11-May-23

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: 03 October 2023


**7 NEVILLE STREET COCKATOO
VIC 3781**
 2  1  -

Sold Price

\$600,000

Sold Date

07-Apr-23

Distance

0.03km

**72A WOORI YALLOCK ROAD
COCKATOO VIC 3781**
 2  1  2

Sold Price

\$587,000

Sold Date

11-May-23

Distance

1.62km
RS = Recent sale

UN = Undisclosed Sale

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