

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 consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Cockatoo

Period-from

01 Nov 2020

to

31 Oct 2021

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

5 Stringybark Road Cockatoo VIC 3781	\$815,000	15-Sep-21
21 Second Avenue Cockatoo VIC 3781	\$815,785	10-May-21
11 Garden Street Cockatoo VIC 3781	\$820,000	13-Sep-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: 04 November 2021



5 Stringybark Road Cockatoo VIC 3781

 3  2  -

Sold Price

^{RS} **\$815,000**

Sold Date

15-Sep-21

Distance

0.51km



21 Second Avenue Cockatoo VIC 3781

 5  2  7

Sold Price

\$815,785

Sold Date

10-May-21

Distance

1.02km



11 Garden Street Cockatoo VIC 3781

 3  2  2

Sold Price

^{RS} **\$820,000**

Sold Date

13-Sep-21

Distance

1.22km



29 Baker Street Cockatoo VIC 3781

 3  2  2

Sold Price

\$803,500

Sold Date

23-Aug-21

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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