

## 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

11 STEANE STREET COCKATOO VIC 3781

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Cockatoo

Period-from

01 Feb 2022

to

31 Jan 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

21 MAURICE STREET COCKATOO VIC 3781	\$790,000	12-Sep-22
4 STATION ROAD COCKATOO VIC 3781	\$750,000	01-Sep-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.

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**21 MAURICE STREET COCKATOO VIC 3781**

 3  1  4

Sold Price

**\$790,000**

Sold Date

**12-Sep-22**

Distance

**0.96km**



**4 STATION ROAD COCKATOO VIC 3781**

 3  1  3

Sold Price

**\$750,000**

Sold Date

**01-Sep-22**

Distance

**0.76km**

RS = Recent sale

UN = Undisclosed Sale

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