

# Harcourts Rowville

## 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 **35 First Avenue, Cockatoo VIC 3781**

#### Indicative selling price

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

Range between **\$700,000** & **\$770,000**

#### Median sale price

Median price **\$797,500** Property type **House** Suburb **Cockatoo VIC 3781**

Period - From **Apr 2024** to **Jun 2024** Source **REIV**

#### Comparable property sales

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
	67 Pakenham Road, Cockatoo	\$745,000	27/08/2024
	9 Steane Street, Cockatoo	\$755,000	10/07/2024
	24 Joffre Parade, Cockatoo	\$720,000	09/07/2024

This Statement of Information was prepared on: **8<sup>th</sup> October 2024**