

## 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

16 BORONIA CRESCENT 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Cockatoo

Period-from

01 Jun 2022

to

31 May 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

2 BELL STREET COCKATOO VIC 3781	\$610,000	08-Dec-22
57 CAROLINE AVENUE COCKATOO VIC 3781	\$600,000	03-Feb-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: 01 June 2023

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## 2 BELL STREET COCKATOO VIC 3781

 4  1  1

Sold Price

**\$610,000**

Sold Date

**08-Dec-22**

Distance

**0.26km**



## 57 CAROLINE AVENUE COCKATOO VIC 3781

 3  1  -

Sold Price

**\$600,000**

Sold Date

**03-Feb-23**

Distance

**0.53km**

RS = Recent sale

UN = Undisclosed Sale

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