

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

1 BIRDWOOD AVENUE 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

\$740,000

&

\$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Cockatoo

Period-from

01 Nov 2022

to

31 Oct 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

29 KITCHENER PARADE COCKATOO VIC 3781	\$780,000	28-Sep-23
105 WOORI YALLOCK ROAD COCKATOO VIC 3781	\$780,000	23-Oct-23
22 SECOND AVENUE COCKATOO VIC 3781	\$810,000	02-Jun-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.~~

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29 KITCHENER PARADE COCKATOO VIC 3781

 3  2  2

Sold Price ^{RS} **\$780,000** Sold Date **28-Sep-23**

Distance **0.18km**



105 WOORI YALLOCK ROAD COCKATOO VIC 3781

 3  1  -

Sold Price Sold Date **23-Oct-23**

Distance **0.78km**



22 SECOND AVENUE COCKATOO VIC 3781

 5  2  4

Sold Price **\$810,000** Sold Date **02-Jun-23**

Distance **1.53km**

RS = Recent sale **UN** = Undisclosed Sale

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