

## 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

15 SECOND 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) (\*Delete single price or range as applicable)

Single Price

\$690,000

or range  
between

&

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$762,500

Property type

House

Suburb

Cockatoo

Period-from

01 Mar 2023

to

29 Feb 2024

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

32 FIRST AVENUE COCKATOO VIC 3781	\$680,000	22-Nov-23
9 SPRINGS STREET COCKATOO VIC 3781	\$700,000	30-Oct-23
6 BAKER STREET COCKATOO VIC 3781	\$700,000	16-Sep-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: 19 March 2024



32 FIRST AVENUE COCKATOO VIC 3781

Sold Price

\$680,000

Sold Date

22-Nov-23

3

1

2

Distance

0.09km



9 SPRINGS STREET COCKATOO VIC 3781

Sold Price

\$700,000

Sold Date

30-Oct-23

3

1

2

Distance

0.59km



6 BAKER STREET COCKATOO VIC 3781

Sold Price

Sold Date

16-Sep-23

3

1

2

Distance

0.64km

RS = Recent sale      UN = Undisclosed Sale

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