

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 96 Woori Yallock Road, Cockatoo, VIC 3781

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$690,000

&

\$755,000

Median sale price

Median price

\$763,000

Property Type

House

Suburb

Cockatoo (3781)

Period - From

01/06/2021

to

31/08/2021

Source

REIV

Comparable property sales

A These are two 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
21 SECOND AVENUE, COCKATOO VIC 3781	\$815,785	10/05/2021
11 ALEXANDER ROAD, COCKATOO, VIC	\$795,000	24/04/2021

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 six months.

This Statement of Information was prepared on: 20/09/2021