

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

6 View Hill Road 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Cockatoo

Period-from

01 Jul 2019

to

30 Jun 2020

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

7 Meyer Street Cockatoo VIC 3781	\$545,000	25-Jan-20
1 Edmunds Road Cockatoo VIC 3781	\$680,000	19-Feb-20
9 Brisbanes Road Cockatoo VIC 3781	\$615,000	12-May-20

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.~~

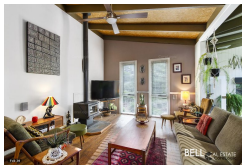
This Statement of Information was prepared on: 06 July 2020



7 Meyer Street Cockatoo VIC 3781 Sold Price **\$545,000** Sold Date **25-Jan-20**

3 2 2

Distance **0.26km**



1 Edmunds Road Cockatoo VIC 3781 Sold Price **\$680,000** Sold Date **19-Feb-20**

4 1 2

Distance **0.59km**



9 Brisbanes Road Cockatoo VIC 3781 Sold Price ^{RS} **\$615,000** Sold Date **12-May-20**

4 1 2

Distance **1.48km**

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

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