

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 HILLSIDE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,000

Property type

House

Suburb

Cockatoo

Period-from

01 Apr 2021

to

31 Mar 2022

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

4 TYMON ROAD COCKATOO VIC 3781	\$781,000	16-Mar-22
18 VIEW HILL ROAD COCKATOO VIC 3781	\$957,000	22-Dec-21
47 CAROLINE AVENUE COCKATOO VIC 3781	\$790,000	22-Oct-21

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: 07 April 2022



4 TYMON ROAD COCKATOO VIC 3781

2 1 2

Sold Price

^{RS} \$781,000

Sold Date

16-Mar-22

Distance

0.45km



18 VIEW HILL ROAD COCKATOO VIC 3781

3 2 2

Sold Price

\$957,000

Sold Date

22-Dec-21

Distance

0.36km



47 CAROLINE AVENUE COCKATOO VIC 3781

3 2 2

Sold Price

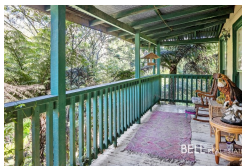
\$790,000

Sold Date

22-Oct-21

Distance

0.63km



23 ALEXANDER ROAD COCKATOO VIC 3781

3 2 -

Sold Price

\$660,000

Sold Date

27-Dec-21

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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