

## 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

19 Alexander Road Cockatoo VIC 3781

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,500

Property type

House

Suburb

Cockatoo

Period-from

01 Mar 2020

to

28 Feb 2021

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

6 Seaview Road Cockatoo VIC 3781	\$575,000	02-Dec-20
7 Boronia Crescent Cockatoo VIC 3781	\$600,000	20-Oct-20
39 First Avenue Cockatoo VIC 3781	\$560,000	23-Sep-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: 10 March 2021

<div> <div>We are OPEN for Private Inspections!</div> <div> <div> <div>We're working within strict Covid guidelines to keep you safe - the following rules must be followed</div> <ul style="list-style-type: none"> <li>Only agent and 1 prospective buyer or tenant are allowed to attend the private inspection. The prospective buyer or tenant is allowed to be accompanied by 1 person from an attending household or intimate partner, and the prospective purchaser or tenant may be accompanied by children under the age of 18.</li> <li>Inspections must be no more than 15 minutes in duration and we ask that you refrain from touching items within the home.</li> <li>Masks must be worn at all times &amp; used hand sanitizer and gloves available to be used.</li> </ul> </div> <div>Call us today to book your private inspection!</div> <div> <div>BarryPlant</div> <div>CoreLogic</div> </div> </div> </div>	6 Seaview Road Cockatoo VIC 3781	Sold Price	\$575,000	Sold Date	02-Dec-20
	<div> <div>3</div> <div>2</div> <div>2</div> </div>			Distance	0.28km
<div> <div> <div>7 Boronia Crescent Cockatoo VIC 3781</div> <div> <div>3</div> <div>1</div> <div>2</div> </div> </div> </div>		Sold Price	\$600,000	Sold Date	20-Oct-20
				Distance	0.74km
<div> <div> <div>In-person inspections currently on hold due to Stage 4 restrictions.</div> <div>For more information please contact the listing agent.</div> </div> </div>	39 First Avenue Cockatoo VIC 3781	Sold Price	\$560,000	Sold Date	23-Sep-20
	<div> <div>3</div> <div>1</div> <div>2</div> </div>			Distance	0.76km

RS = Recent sale
 UN = Undisclosed Sale

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