

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

4 BEATTY PARADE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,000

Property type

House

Suburb

Cockatoo

Period-from

01 Mar 2021

to

28 Feb 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

1 STEANE STREET COCKATOO VIC 3781	\$710,000	26-Nov-21
35A MOUNTAIN ROAD COCKATOO VIC 3781	\$742,000	20-Oct-21
19 JOFFRE PARADE COCKATOO VIC 3781	\$762,000	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: 31 March 2022



1 STEANE STREET COCKATOO VIC 3781

Sold Price

\$710,000

Sold Date

26-Nov-21

 3

 1

 2

Distance

0.9km



35A MOUNTAIN ROAD COCKATOO VIC 3781

Sold Price

\$742,000

Sold Date

20-Oct-21

 3

 1

 -

Distance

1.21km



19 JOFFRE PARADE COCKATOO VIC 3781

Sold Price

\$762,000

Sold Date

22-Oct-21

 3

 2

 2

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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