

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

10 Garden Street 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

\$580,000

&

\$630,000

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

7 Boronia Crescent Cockatoo VIC 3781	\$600,000	20-Oct-20
8 Kitchener Parade Cockatoo VIC 3781	\$630,000	19-Oct-20
14 Fern Gully Road Cockatoo VIC 3781	\$610,000	10-Oct-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: 15 March 2021



7 Boronia Crescent Cockatoo VIC 3781

3

1

2

Sold Price

\$600,000

Sold Date

20-Oct-20

Distance

1.03km

We are OPEN for Private Inspections!

We're working within strict Covid guidelines to keep you safe - the following rules must be followed

• Only 1 agent and 1 prospective buyer or tenant are allowed to attend the private inspection. The 1 prospective buyer or tenant is allowed to be accompanied by 1 person from an existing household or immediate family, and the prospective buyer or tenant must be accompanied by children under the age of 16.

• Inspections must be no more than 15 minutes in duration and we ask that you refrain from touching items within the home.

• Masks must be worn at all times & self hand sanitiser and gloves available to be used.

Call us today to book your private inspection!

BarryPlant

CoreLogic

8 Kitchener Parade Cockatoo VIC 3781

3

2

2

Sold Price

\$630,000

Sold Date

19-Oct-20

Distance

1.31km

14 Fern Gully Road Cockatoo VIC 3781

3

1

6

Sold Price

\$610,000

Sold Date

10-Oct-20

Distance

1.43km

5 Margaret Road Avonsleigh VIC 3782

3

1

-

Sold Price

\$615,000

Sold Date

22-Dec-20

Distance

1.89km

68 Beaconsfield-Emerald Road Emerald VIC 3782

3

1

1

Sold Price

\$625,000

Sold Date

29-Oct-20

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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