

## 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

101-103 WOORI YALLOCK 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

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$792,500

Property type

House

Suburb

Cockatoo

Period-from

01 Oct 2021

to

30 Sep 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

34 JOFFRE PARADE COCKATOO VIC 3781	\$692,500	21-Sep-22
4 BEATTY PARADE COCKATOO VIC 3781	\$715,000	29-Apr-22
1 GARDEN STREET COCKATOO VIC 3781	\$740,000	26-Sep-22

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: 18 October 2022



**34 JOFFRE PARADE COCKATOO VIC 3781**

3 1 2

Sold Price

<sup>RS</sup> **\$692,500**

Sold Date

**21-Sep-22**

Distance

**0.68km**



**4 BEATTY PARADE COCKATOO VIC 3781**

3 1 2

Sold Price

**\$715,000**

Sold Date

**29-Apr-22**

Distance

**0.73km**



**1 GARDEN STREET COCKATOO VIC 3781**

3 1 -

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**26-Sep-22**

Distance

**1.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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