

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

31 Joffre 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

\$645,500

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Cockatoo

Period-from

01 Dec 2018

to

30 Nov 2019

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

19 Second Avenue Cockatoo VIC 3781	\$695,000	25-Oct-19
7 Suffolk Avenue Cockatoo VIC 3781	\$677,800	24-Sep-19
32 Belgrave-Gembrook Road Cockatoo VIC 3781	\$650,000	19-Oct-19

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.~~

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19 Second Avenue Cockatoo VIC 3781

4 2 2

Sold Price **\$695,000** Sold Date **25-Oct-19**

Distance **1.77km**



7 Suffolk Avenue Cockatoo VIC 3781

4 2 -

Sold Price **\$677,800** Sold Date **24-Sep-19**

Distance **0.46km**



32 Belgrave-Gembrook Road Cockatoo VIC 3781

3 1 -

Sold Price **\$650,000** Sold Date **19-Oct-19**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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