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

2 Joffre Parade, Cockatoo Vic 3781

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$635,000		&		\$695,000			
Median sale p	rice							
Median price	\$612,500	Pro	operty Type	Hou	ISE		Suburb	Cockatoo
Period - From	01/10/2020	to	31/12/2020		So	ource	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	16 Springs St COCKATOO 3781	\$675,000	09/12/2020
2	7 Stringybark Rd COCKATOO 3781	\$650,000	12/12/2020
3	59 First Av COCKATOO 3781	\$650,000	21/10/2020

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 six months.

This Statement of Information was prepared on:

24/03/2021 16:09









Rooms: 5 Property Type: House Land Size: 967 sqm approx Agent Comments Indicative Selling Price \$635,000 - \$695,000 Median House Price December quarter 2020: \$612,500

Comparable Properties



16 Springs St COCKATOO 3781 (REI/VG)



Price: \$675,000 Method: Private Sale Date: 09/12/2020 Property Type: House Land Size: 1011 sqm approx

7 Stringybark Rd COCKATOO 3781 (REI)

Agent Comments

Agent Comments





Price: \$650,000 Method: Private Sale Date: 12/12/2020 Property Type: House

59 First Av COCKATOO 3781 (REI/VG)



12 $\overline{\mathbf{G}}_{2}$

Agent Comments



Price: \$650,000 Method: Private Sale Date: 21/10/2020 Property Type: House Land Size: 1494 sqm approx

Account - Barry Plant | P: 03 5968 4522



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.