

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 consumer.vic.gov.au/underquoting

Range between \$635,000

&

\$695,000

Median sale price

Median price \$612,500

Property Type House

Suburb Cockatoo

Period - From 01/10/2020

to 31/12/2020

Source 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.

	Address 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



 3  2  3

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)

Agent Comments

 4  2  2

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

 3  2  2

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



59 First Av COCKATOO 3781 (REI/VG)

Agent Comments

 3  2  2

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