

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

7 HILLCREST COURT 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Cockatoo

Period-from

01 Mar 2024

to

28 Feb 2025

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

31 MOUNTAIN ROAD COCKATOO VIC 3781

\$870,000

20-Dec-24

12 WARATAH WAY COCKATOO VIC 3781

\$900,000

17-Oct-24

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: 12 March 2025

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**31 MOUNTAIN ROAD COCKATOO
VIC 3781**

4 2 -

Sold Price **\$870,000** Sold Date **20-Dec-24**

Distance **0.39km**



**12 WARATAH WAY COCKATOO
VIC 3781**

4 2 3

Sold Price **\$900,000** Sold Date **17-Oct-24**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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