

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

12 AZIZ BOULEVARD MOUNT COTTRELL VIC 3024

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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Mount Cottrell

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

45 STACEY PARADE MOUNT COTTRELL VIC 3024	\$675,000	28-Oct-25
4 KARACHI AVENUE MOUNT COTTRELL VIC 3024	\$600,000	25-Oct-25
4 LAHORE CLOSE MOUNT COTTRELL VIC 3024	\$592,000	02-Sep-25

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.~~

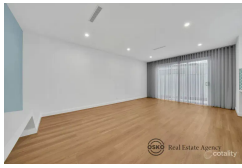
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Preet Rathore

M 0433146387

E preet.rathore@sahararealestate.com.au



45 STACEY PARADE MOUNT COTTRELL VIC 3024

4 3 1

Sold Price **\$675,000** Sold Date **28-Oct-25**

Distance **0.03km**



4 KARACHI AVENUE MOUNT COTTRELL VIC 3024

4 2 1

Sold Price **\$600,000** Sold Date **25-Oct-25**

Distance **0.16km**



4 LAHORE CLOSE MOUNT COTTRELL VIC 3024

4 2 1

Sold Price **\$592,000** Sold Date **02-Sep-25**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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