

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 Baker Street, Cockatoo, VIC 3781

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$690,000

&

\$759,000

Median sale price

Median price

\$613,000

Property Type

House

Suburb

Cockatoo (3781)

Period - From

01/10/2020

to

31/12/2020

Source

REIV

Comparable property sales

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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
12-14 STEANE STREET, COCKATOO VIC 3781	\$762,000	18/01/2021
48 VIEW HILL ROAD, COCKATOO VIC 3781	\$735,000	23/11/2020
19 BAKER STREET, COCKATOO VIC 3781	\$745,350	11/12/2020

This Statement of Information was prepared on: 21/01/2021