

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 HAZEL STREET 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Cockatoo

Period-from

01 Oct 2024

to

30 Sep 2025

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

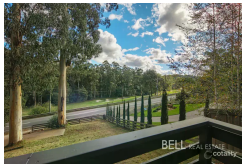
10 PAKENHAM ROAD COCKATOO VIC 3781	\$725,000	22-May-25
24 KITCHENER PARADE COCKATOO VIC 3781	\$690,000	26-Aug-25

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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10 PAKENHAM ROAD COCKATOO VIC 3781

 3  1  2

Sold Price

\$725,000

Sold Date **22-May-25**

Distance **0.63km**



24 KITCHENER PARADE COCKATOO VIC 3781

 3  1  1

Sold Price

^{RS} **\$690,000** ^{UN}

Sold Date **26-Aug-25**

Distance **1.18km**

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

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