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	4 Ambervue Drive Cobblebank VIC 3338

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	$495,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$502,500	Property type	House	Suburb	Cobblebank
Period-from	01 Dec 2019	to	30 Nov 2020	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
12 Augusta Way Strathtulloh VIC 3338	$525,000	03-Jul-20
3 Milton Place Strathtulloh VIC 3338	$508,000	17-Dec-20
18 Lina Way Melton South VIC 3338	$495,000	30-Nov-20

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: 23 December 2020

AREASPECIALIST

Area Specialist

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12 Augusta Way Strathtulloh VIC 3338 Sold Price **$525,000** Sold Date **03-Jul-20**

4 2 2 Distance **0.24km**

3 Milton Place Strathtulloh VIC 3338 Sold Price RS **$508,000** Sold Date **17-Dec-20**

4 2 2 Distance **0.9km**

18 Lina Way Melton South VIC 3338 Sold Price RS **$495,000** Sold Date **30-Nov-20**

4 2 2 Distance **1.95km**

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

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