

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

Lot 2458 Basildon Crescent, Cobblebank, VIC 3338
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Indicative selling price

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

Single Price

\$539,250

Median sale price

Median price

\$510,000

Property Type

House

Suburb

Cobblebank (3338)

Period - From

01/01/2020

to

31/12/2020

Source

Corelogic

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
10 JADE CRESCENT, COBBLEBANK VIC 3338	\$537,000	04/10/2020
17 GEM CRESCENT, COBBLEBANK VIC 3338	\$535,000	10/12/2020
4 AMBERVUE DRIVE, COBBLEBANK VIC 3338	\$516,000	10/01/2021

This Statement of Information was prepared on:

18/01/2021
