

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 138 Kingia Street, Cobblebank, VIC 3338

Indicative selling price

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

Single Price

\$484,500

Median sale price

Median price

\$505,000

Property Type

House

Suburb

Cobblebank (3338)

Period - From

01/04/2020

to

31/03/2021

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
8 JASPER WAY, COBBLEBANK VIC 3338	\$495,000	23/02/2021
18 DIAMOND PARADE, COBBLEBANK VIC 3338	\$505,000	11/02/2020
8 CHANDLER WAY, COBBLEBANK VIC 3338	\$510,000	23/07/2020

This Statement of Information was prepared on:

06/04/2021
