

# 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 402 Sorrel Street, Cobblebank, VIC 3338
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$479,000
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### Median sale price

Median price

\$505,000
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Property Type

House
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Suburb

Cobblebank (3338)
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Period - From

01/04/2020
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to

31/03/2021
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Source

Corelogic
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### 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	02/11/2020
8 CHANDLER WAY, COBBLEBANK VIC 3338	\$510,000	23/07/2020

This Statement of Information was prepared on:

03/04/2021
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