

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

12 MARYBURGH ROAD 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

\$535,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Cobblebank

Period-from

01 Dec 2022

to

30 Nov 2023

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

10 NEWHAM STREET THORNHILL PARK VIC 3335	\$522,000	28-Nov-23
51 LAKEWOOD BOULEVARD MELTON VIC 3337	\$548,000	24-Nov-23
93 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	\$555,000	18-Nov-23

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: 01 December 2023

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**10 NEWHAM STREET THORNHILL
PARK VIC 3335**

 3  2  2

Sold Price

^{RS}

\$522,000

Sold Date

28-Nov-23

Distance

3.15km



**51 LAKEWOOD BOULEVARD
MELTON VIC 3337**

 3  2  2

Sold Price

^{RS}

\$548,000

Sold Date

24-Nov-23

Distance

2.66km



**93 BOTANICA SPRINGS
BOULEVARD BROOKFIELD VIC
3338**

 3  2  2

Sold Price

^{RS}

\$555,000

Sold Date

18-Nov-23

Distance

4.3km

RS = Recent sale

UN = Undisclosed Sale

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