

## 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

2 ALABASTER AVENUE COBBLEBANK VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Cobblebank

Period-from

01 Nov 2023

to

31 Oct 2024

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 COLOSSEUM DRIVE STRATHTULLOH VIC 3338     | \$560,000 | 24-Sep-24 |
| 23 WIMBLEDON BOULEVARD STRATHTULLOH VIC 3338 | \$591,000 | 11-Jul-24 |
| 6 FORESTMILL WAY STRATHTULLOH VIC 3338       | \$595,000 | 04-Jun-24 |

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: 04 November 2024



**12 COLOSSEUM DRIVE  
STRATHTULLOH VIC 3338**

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Sold Price **\$560,000** Sold Date **24-Sep-24**

Distance **0.36km**



**23 WIMBLEDON BOULEVARD  
STRATHTULLOH VIC 3338**

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Sold Price **\$591,000** Sold Date **11-Jul-24**

Distance **0.8km**



**6 FORESTMILL WAY  
STRATHTULLOH VIC 3338**

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Sold Price **\$595,000** Sold Date **04-Jun-24**

Distance **0.84km**



**4 TAXON ROAD WEIR VIEWS VIC  
3338**

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Sold Price **\$565,000** Sold Date **20-Aug-24**

Distance **1.45km**

RS = Recent sale      UN = Undisclosed Sale

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