

## 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

3 STONEHENGE DRIVE 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

\$510,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Cobblebank

Period-from

01 Oct 2023

to

30 Sep 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

6 JADE CRESCENT COBBLEBANK VIC 3338	\$505,000	07-Dec-23
45 MARBLE DRIVE COBBLEBANK VIC 3338	\$470,000	18-Mar-24
7 RIVERSIDE CONCOURSE COBBLEBANK VIC 3338	\$495,000	06-Sep-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: 19 October 2024



**6 JADE CRESCENT COBBLEBANK VIC 3338**

3 2 1

Sold Price

**\$505,000**

Sold Date **07-Dec-23**

Distance **0.06km**



**45 MARBLE DRIVE COBBLEBANK VIC 3338**

3 2 1

Sold Price

**\$470,000**

Sold Date **18-Mar-24**

Distance **0.2km**



**7 RIVERSIDE CONCOURSE COBBLEBANK VIC 3338**

3 2 2

Sold Price

<sup>RS</sup> **\$495,000**

Sold Date **06-Sep-24**

Distance **0.33km**



**1 MOSSMAN GROVE COBBLEBANK VIC 3338**

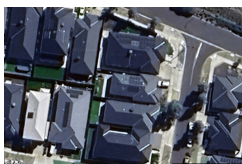
3 2 2

Sold Price

**\$485,000**

Sold Date **28-Oct-23**

Distance **0.37km**



**29 HARTLAND RISE COBBLEBANK VIC 3338**

3 2 2

Sold Price

**\$525,000**

Sold Date **11-Sep-23**

Distance **0.55km**



**22 BROUGHTON AVENUE COBBLEBANK VIC 3338**

3 2 2

Sold Price

**\$540,000**

Sold Date **12-Sep-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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