

## 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

15 PROTEA LANE 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

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Other

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

8 POUNDBURY AVENUE STRATHTULLOH VIC 3338	\$472,815	02-Aug-23
94 UPLANDS CRESCENT WEIR VIEWS VIC 3338	\$440,000	30-Jun-23
22 RETREAT WAY WEIR VIEWS VIC 3338	\$349,000	28-Jun-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: 28 October 2024

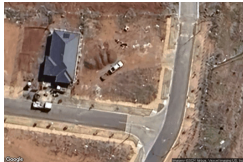


**8 POUNDBURY AVENUE  
STRATHTULLOH VIC 3338**

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Sold Price **\$472,815** Sold Date **02-Aug-23**

Distance **1.72km**

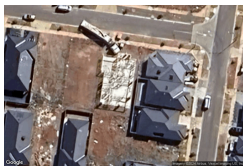


**94 UPLANDS CRESCENT WEIR  
VIEWS VIC 3338**

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Sold Price **\$440,000** Sold Date **30-Jun-23**

Distance **2.48km**



**22 RETREAT WAY WEIR VIEWS  
VIC 3338**

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Sold Price **\$349,000** Sold Date **28-Jun-23**

Distance **2.67km**

RS = Recent sale

UN = Undisclosed Sale

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