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	9 FIONA 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	$570,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$648,000	Property type	House	Suburb	Cobblebank
Period-from	01 Jan 2022	to	31 Dec 2022	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
36 COLTAN AVENUE COBBLEBANK VIC 3338	$615,000	20-Dec-22
32 CINNABAR WAY COBBLEBANK VIC 3338	$615,000	19-Sep-22
34 SPRINGBROOK PARKWAY COBBLEBANK VIC 3338	$610,000	25-Nov-22

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: 20 January 2023

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36 COLTAN AVENUE COBBLEBANK VIC 3338

4 2 2

Sold Price RS **$615,000** Sold Date **20-Dec-22**

Distance **0.27km**

32 CINNABAR WAY COBBLEBANK VIC 3338

4 2 2

Sold Price **$615,000** Sold Date **19-Sep-22**

Distance **0.31km**

34 SPRINGBROOK PARKWAY COBBLEBANK VIC 3338

4 2 2

Sold Price **$610,000** Sold Date **25-Nov-22**

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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