

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

5 AVEBURY DRIVE 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

\$739,000

&

\$769,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Cobblebank

Period-from

01 Jun 2022

to

31 May 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

42 PENVER DRIVE COBBLEBANK VIC 3338	705000	13-Jun-23
55 PENVER DRIVE COBBLEBANK VIC 3338	735000	24-Feb-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: 30 June 2023



**42 PENVER DRIVE COBBLEBANK
VIC 3338**

 4  2  2

Sold Price

^{RS} **705000** Sold Date **13-Jun-23**

Distance **0.58km**

**55 PENVER DRIVE COBBLEBANK
VIC 3338**

 4  2  2

Sold Price

735000 Sold Date **24-Feb-23**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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