

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

33 MARBLE 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

\$639,000

&

\$659,000

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

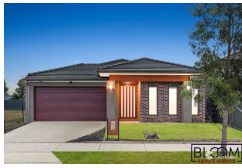
Date of sale

5 OAKY CRESCENT COBBLEBANK VIC 3338	\$640,000	13-Jun-23
4 OCTAVIA PLACE STRATHTULLOH VIC 3338	\$652,500	09-May-23
33 ALABASTER AVENUE COBBLEBANK VIC 3338	\$645,000	28-Mar-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



5 OAKY CRESCENT COBBLEBANK VIC 3338

Sold Price

^{RS} **\$640,000**

Sold Date

13-Jun-23

 4  2  2

Distance

0.31km



4 OCTAVIA PLACE STRATHTULLOH VIC 3338

Sold Price

\$652,500

Sold Date

09-May-23

 4  2  2

Distance

2.62km



33 ALABASTER AVENUE COBBLEBANK VIC 3338

Sold Price

\$645,000

Sold Date

28-Mar-23

 4  2  2

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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