

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 CORAL STREET 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

\$699,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$308,700

Property type

Land

Suburb

Cobblebank

Period-from

01 Jul 2022

to

30 Jun 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

66 STONEHENGE DRIVE COBBLEBANK VIC 3338	\$707,000	19-Jun-23
42 PENVER DRIVE COBBLEBANK VIC 3338	\$705,000	13-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: 03 July 2023



**66 STONEHENGE DRIVE
COBBLEBANK VIC 3338**

 4  2  2

Sold Price

^{RS}

\$707,000

Sold Date

19-Jun-23

Distance

0.21km



**42 PENVER DRIVE COBBLEBANK
VIC 3338**

 4  2  2

Sold Price

^{RS}

\$705,000

Sold Date

13-Jun-23

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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