

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 COBBLESTONE ROAD BATESFORD VIC 3213

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

\$1,950,000

&

\$2,145,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

House

Suburb

Batesford

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

52 BILYANA ROAD BATESFORD VIC 3213	-	31-Mar-22
39 MADDEN AVENUE BATESFORD VIC 3213	\$2,350,000	19-May-21
50 HILLS ROAD BATESFORD VIC 3213	\$2,100,000	28-Jan-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 05 May 2022



52 BILYANA ROAD BATESFORD VIC 3213

4 2 8

Sold Price

RS

Sold Date 31-Mar-22

Distance 0.22km



39 MADDEN AVENUE BATESFORD VIC 3213

4 3 2

Sold Price

\$2,350,000

Sold Date 19-May-21

Distance -



50 HILLS ROAD BATESFORD VIC 3213

5 3 8

Sold Price

\$2,100,000

Sold Date 28-Jan-21

Distance -

RS = Recent sale

UN = Undisclosed Sale

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