

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 HARTLAND RISE 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

\$719,000

&

\$769,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$644,000

Property type

House

Suburb

Cobblebank

Period-from

01 Jul 2023

to

30 Jun 2024

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

54 DIAMOND PARADE COBBLEBANK VIC 3338

\$800,000

10-Feb-24

11 MOSSMAN GROVE COBBLEBANK VIC 3338

\$767,000

14-Jun-24

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: 16 July 2024



**54 DIAMOND PARADE
COBBLEBANK VIC 3338**

 4  3  2

Sold Price **\$800,000** Sold Date **10-Feb-24**

Distance **0.18km**



**11 MOSSMAN GROVE
COBBLEBANK VIC 3338**

 4  3  2

Sold Price ^{RS} **\$767,000** Sold Date **14-Jun-24**

Distance **0.55km**

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

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