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

42 JESTER DRIVE COBBLEBANK VIC 3338

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	3019000	&	\$659,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$625,000	Property type	House	Suburb	Cobblebank

31 Dec 2024

Source

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

01 Jan 2024

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.

to

Address of comparable property	Price	Date of sale
12 JESTER DRIVE COBBLEBANK VIC 3338	\$622,000	27-Aug-24
43 MARACANA CIRCUIT STRATHTULLOH VIC 3338	\$625,000	13-Dec-24
9 AZADI CRESCENT STRATHTULLOH VIC 3338	\$645,000	23-Oct-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: 07 January 2025

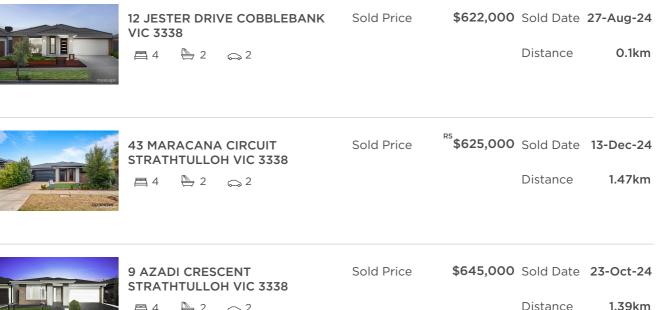


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E scannell@localexpertz.com.au



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RS = Recent sale UN = Undisclosed Sale

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