

## 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

4 STUCHBREE STREET COBBLEBANK VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$769,000

&

\$809,000

### 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

43 COLTAN AVENUE COBBLEBANK VIC 3338

\$746,000

20-Jun-24

54 DIAMOND PARADE COBBLEBANK VIC 3338

\$800,000

10-Feb-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



**43 COLTAN AVENUE  
COBBLEBANK VIC 3338**

 4  2  2

Sold Price <sup>RS</sup> **\$746,000** Sold Date **20-Jun-24**

Distance **0.12km**



**54 DIAMOND PARADE  
COBBLEBANK VIC 3338**

 4  3  2

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

Distance **0.24km**

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

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