

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

13 Alabaster Avenue 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$275,000

Property type

Land

Suburb

Cobblebank

Period-from

01 May 2020

to

30 Apr 2021

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

35 Ambervue Drive Cobblebank VIC 3338	\$585,000	18-Jan-21
13 Larneuk Drive Cobblebank VIC 3338	\$560,000	15-Jan-21
16 Veltins Way Strathulloh VIC 3338	\$570,000	21-Dec-20

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: 04 May 2021



35 Ambervue Drive Cobblebank VIC 3338

 4
  2
  2

Sold Price

\$585,000

Sold Date

18-Jan-21

Distance

0.14km



13 Larneuk Drive Cobblebank VIC 3338

 4
  2
  2

Sold Price

\$560,000

Sold Date

15-Jan-21

Distance

0.55km



16 Veltins Way Strathtulloh VIC 3338

 4
  2
  2

Sold Price

\$570,000

Sold Date

21-Dec-20

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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