

## 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

43 Oaky Crescent Cobblebank VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$499,000

&

\$529,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Cobblebank

Period-from

01 Jan 2020

to

31 Dec 2020

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 18 Diamond Parade Cobblebank VIC 3338 | \$505,000 | 02-Nov-20 |
| 4 Ambervue Drive Cobblebank VIC 3338  | \$516,000 | 10-Jan-21 |
| 3 Milton Place Strathulloh VIC 3338   | \$508,000 | 17-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: 28 January 2021



**18 Diamond Parade Cobblebank VIC 3338** Sold Price **\$505,000** Sold Date **02-Nov-20**

3 2 2

Distance **0.26km**



**4 Ambervue Drive Cobblebank VIC 3338** Sold Price <sup>RS</sup> **\$516,000** Sold Date **10-Jan-21**

4 2 2

Distance **0.81km**



**3 Milton Place Strathtulloh VIC 3338** Sold Price <sup>RS</sup> **\$508,000** Sold Date **17-Dec-20**

4 2 2

Distance **1.67km**

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

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