

## 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

34 SPRINGBROOK PARKWAY 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$606,500

Property type

House

Suburb

Cobblebank

Period-from

01 Nov 2021

to

31 Oct 2022

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 1 FIONA ROAD COBBLEBANK VIC 3338         | \$655,000 | 21-Oct-22 |
| 7 WEMBLEY AVENUE STRATHTULLOH VIC 3338   | \$630,000 | 03-Sep-22 |
| 8 MARACANA CIRCUIT STRATHTULLOH VIC 3338 | \$620,000 | 05-Sep-22 |

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: 02 November 2022



## 1 FIONA ROAD COBBLEBANK VIC 3338

4 2 2

Sold Price

<sup>RS</sup> \$655,000

Sold Date

21-Oct-22

Distance

0.36km



## 7 WEMBLEY AVENUE STRATHTULLOH VIC 3338

4 2 2

Sold Price

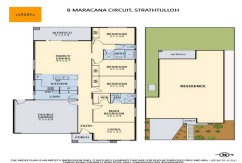
<sup>RS</sup> \$630,000

Sold Date

03-Sep-22

Distance

0.86km



## 8 MARACANA CIRCUIT STRATHTULLOH VIC 3338

4 2 2

Sold Price

\$620,000

Sold Date

05-Sep-22

Distance

0.95km



## 48 MOROKA AVENUE WEIR VIEWS VIC 3338

4 2 2

Sold Price

\$640,000

Sold Date

05-Aug-22

Distance

2.04km



## 25 WICKLOW DRIVE MELTON SOUTH VIC 3338

4 2 2

Sold Price

\$628,000

Sold Date

18-Aug-22

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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