

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 52 Penver Drive, Cobblebank, VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$700,000

Median sale price

Median price \$601,000 Property Type House Suburb Cobblebank (3338)

Period - From 01/11/2021 to 01/02/2022 Source REA

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
11 CORAL STREET, COBBLEBANK VIC 3338	\$640,000	03/12/2021
4 BERNABAU AVENUE, STRATHTULLOH VIC 3338	\$658,000	30/12/2021
6 AMBER WAY, COBBLEBANK VIC 3338	\$620,000	06/01/2022

This Statement of Information was prepared on: 28/02/2022