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

15 DULOE RISE COBBLEBANK VIC 3338

Indicative selling price

Period-from

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

Single Price		or rang betwee	3009000	&	\$709,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$625,000	Property type	House	Suburb	Cobblebank

28 Feb 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2024

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.

to

Address of comparable property	Price	Date of sale
13 STEVENAGE DRIVE STRATHTULLOH VIC 3338	\$670,000	20-Feb-25
12 NEYLAND STREET STRATHTULLOH VIC 3338	\$702,000	21-Jan-25
5 GEM CRESCENT COBBLEBANK VIC 3338	\$705,000	05-Dec-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.

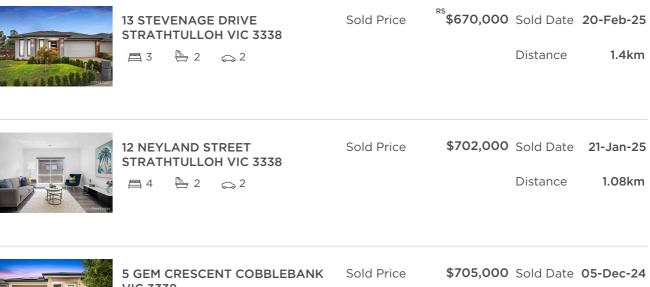
This Statement of Information was prepared on: 18 March 2025



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5 GEM VIC 33		ENT COBBLEBANK	Sold Price	\$705,000	Sold Date ()5-Dec-24
📇 3	3	ç. 2			Distance	0.25km

RS = Recent sale UN = Undisclosed Sale

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