

## 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

30 MACALISTER GROVE 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Cobblebank

Period-from

01 Jan 2024

to

31 Dec 2024

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

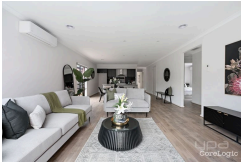
Date of sale

134 ATHERSTONE BOULEVARD STRATHTULLOH VIC 3338	660000	19-Nov-24
86 PINTAIL DRIVE MELTON SOUTH VIC 3338	650000	02-Dec-24
6 PENVER DRIVE COBBLEBANK VIC 3338	690000	13-Sep-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: 31 January 2025



**134 ATHERSTONE BOULEVARD  
STRATHTULLOH VIC 3338**

4 2 2

Sold Price **660000** Sold Date **19-Nov-24**

Distance **1.99km**



**86 PINTAIL DRIVE MELTON SOUTH  
VIC 3338**

4 2 2

Sold Price **650000** Sold Date **02-Dec-24**

Distance **1.28km**



**6 PENVER DRIVE COBBLEBANK  
VIC 3338**

4 2 2

Sold Price **690000** Sold Date **13-Sep-24**

Distance **0.98km**

RS = Recent sale      UN = Undisclosed Sale

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