

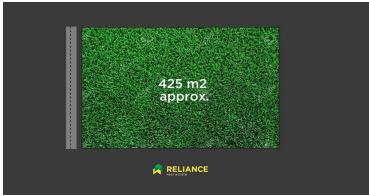
STATEMENT OF INFORMATION

18 COBALT CRESCENT, COBBLEBANK, VIC 3338

PREPARED BY ANTONY VARGHESE , AGENCY HQ MELBOURNE WEST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 COBALT CRESCENT, COBBLEBANK,



Indicative Selling Price

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

Price Range: \$375,000 to \$412,500

Provided by: Antony Varghese , AGENCY HQ Melbourne West

MEDIAN SALE PRICE



COBBLEBANK, VIC, 3338

Suburb Median Sale Price (Vacant Land)

\$307,625

01 July 2023 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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 six months.



4 MORTLOCK ST, COBBLEBANK, VIC 3338



Sale Price

\$404,800

Sale Date: 05/04/2024

Distance from Property: 1.5km



94 KINGDOM BVD, WEIR VIEWS, VIC 3338



Sale Price

\$416,000

Sale Date: 28/05/2024

Distance from Property: 1.5km



This report has been compiled on 05/09/2024 by AGENCY HQ Melbourne West. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

18 COBALT CRESCENT, COBBLEBANK, VIC 3338

Indicative selling price

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

Price Range: \$375,000 to \$412,500

Median sale price

Median price

\$307,625

Property type

Vacant Land

Suburb

COBBLEBANK

Period

01 July 2023 to 30 June 2024

Source



Comparable property sales

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 six months.

Address of comparable property

Price

Date of sale

4 MORTLOCK ST, COBBLEBANK, VIC 3338	\$404,800	05/04/2024
94 KINGDOM BVD, WEIR VIEWS, VIC 3338	\$416,000	28/05/2024

This Statement of Information was prepared on:

05/09/2024