

## 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

13 AMETHYST ROAD COBBLEBANK VIC 3338

### Indicative selling price

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

Single Price

\$575,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Cobblebank

Period-from

01 Aug 2022

to

31 Jul 2023

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

9 OPAL STREET COBBLEBANK VIC 3338	\$585,000	17-Jul-23
3 CRYSTAL ROAD COBBLEBANK VIC 3338	\$575,000	02-Mar-23
21 MARBLE DRIVE COBBLEBANK VIC 3338	\$560,000	10-Feb-23

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: 08 August 2023

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**9 OPAL STREET COBBLEBANK VIC 3338** Sold Price <sup>RS</sup> **\$585,000** Sold Date **17-Jul-23**  
Distance **0.54km**

 4  2  2



**3 CRYSTAL ROAD COBBLEBANK VIC 3338** Sold Price **\$575,000** Sold Date **02-Mar-23**  
Distance **0.57km**

 4  2  2



**21 MARBLE DRIVE COBBLEBANK VIC 3338** Sold Price **\$560,000** Sold Date **10-Feb-23**  
Distance **0.81km**

 4  2  2

**RS** = Recent sale      **UN** = Undisclosed Sale

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