

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

3 CRYSTAL ROAD COBBLEBANK VIC 3338

Indicative selling price

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

Single Price

or range
between

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Cobblebank

Period-from

01 Feb 2022

to

31 Jan 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

1 EUSTON WAY STRATHTULLOH VIC 3338	\$590,000	31-Jan-23
48 SOUTHLANDS LOOP STRATHTULLOH VIC 3338	\$595,000	08-Nov-22
10 FIONA ROAD COBBLEBANK VIC 3338	\$590,000	07-Oct-22

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.~~

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**1 EUSTON WAY STRATHTULLOH
VIC 3338**

4 2 2

Sold Price

^{RS} **\$590,000**

Sold Date

31-Jan-23

Distance

3.04km



**48 SOUTHLANDS LOOP
STRATHTULLOH VIC 3338**

3 2 2

Sold Price

\$595,000

Sold Date

08-Nov-22

Distance

1.58km



**10 FIONA ROAD COBBLEBANK VIC
3338**

4 2 2

Sold Price

\$590,000

Sold Date

07-Oct-22

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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