

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

42 RIVERSIDE CONCOURSE 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

\$799,000

&

\$859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$308,700

Property type

Land

Suburb

Cobblebank

Period-from

01 May 2022

to

30 Apr 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

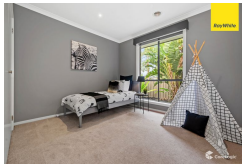
Date of sale

16 LADBROKE STREET STRATHTULLOH VIC 3338	\$810,000	26-Apr-23
5 WEMBLEY AVENUE STRATHTULLOH VIC 3338	\$860,000	03-Mar-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: 30 May 2023



**16 LADBROKE STREET
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price

^{RS}

\$810,000

Sold Date

26-Apr-23

Distance

1.48km



**5 WEMBLEY AVENUE
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price

\$860,000

Sold Date

03-Mar-23

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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