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<br>Including suburb and postcode | 5 RUBY 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 | $599,000 | & | $629,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $607,750 | Property type | House | Suburb | Cobblebank |
| Period-from | 01 Oct 2021 | to | 30 Sep 2022 | 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.

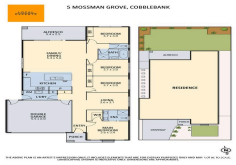
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 5 MOSSMAN GROVE COBBLEBANK VIC 3338 | $620,000 | 13-Jun-22 |
| 6 BERNABAU AVENUE STRATHTULLOH VIC 3338 | $611,000 | 11-Oct-22 |
| 8 MARACANA CIRCUIT STRATHTULLOH VIC 3338 | $620,000 | 19-Sep-22 |

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.~~

This Statement of Information was prepared on: 14 October 2022

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**5 MOSSMAN GROVE COBBLEBANK VIC 3338**

4 2 2

Sold Price **$620,000** Sold Date **13-Jun-22**

Distance **0.71km**



**6 BERNABAU AVENUE STRATHTULLOH VIC 3338**

4 2 2

Sold Price RS **$611,000** Sold Date **11-Oct-22**

Distance **1.1km**



**8 MARACANA CIRCUIT STRATHTULLOH VIC 3338**

4 2 2

Sold Price RS **$620,000** Sold Date **19-Sep-22**

Distance **0.95km**

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

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