

## 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

1 CINNABAR WAY COBBLEBANK VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$579,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Cobblebank

Period-from

01 Feb 2023

to

31 Jan 2024

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 IPSWICH STREET STRATHTULLOH VIC 3338	\$590,000	05-Dec-23
18 SOUTHLANDS LOOP STRATHTULLOH VIC 3338	\$590,000	19-Jan-24
59 WILTSHIRE BOULEVARD THORNHILL PARK VIC 3335	\$595,000	28-Nov-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: 28 February 2024



**16 IPSWICH STREET  
STRATHULLOH VIC 3338**

 3  2  2

Sold Price **\$590,000** Sold Date **05-Dec-23**

Distance **1.72km**



**18 SOUTHLANDS LOOP  
STRATHULLOH VIC 3338**

 3  2  2

Sold Price <sup>RS</sup> **\$590,000** Sold Date **19-Jan-24**

Distance **1.78km**



**59 WILTSHIRE BOULEVARD  
THORNHILL PARK VIC 3335**

 3  2  2

Sold Price **\$595,000** Sold Date **28-Nov-23**

Distance **3.13km**

RS = Recent sale      UN = Undisclosed Sale

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