

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 SORREL STREET 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

\$150,000

&

\$175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$250,000

Property type

Land

Suburb

Cobblebank

Period-from

01 Mar 2023

to

29 Feb 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

3 YARROW STREET COBBLEBANK VIC 3338	\$180,000	07-Mar-23
42 BUCKINGHAM BOULEVARD STRATHULLOH VIC 3338	\$147,000	19-Oct-22
95 TOWER STREET THORNHILL PARK VIC 3335	\$177,000	13-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 March 2024

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3 YARROW STREET COBBLEBANK VIC 3338

Sold Price **\$180,000** Sold Date **07-Mar-23**

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Distance **0.25km**



42 BUCKINGHAM BOULEVARD STRATHTULLOH VIC 3338

Sold Price **\$147,000** Sold Date **19-Oct-22**

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Distance **0.86km**



95 TOWER STREET THORNHILL PARK VIC 3335

Sold Price **\$177,000** Sold Date **13-Nov-23**

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Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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