

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

6 IVORY 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

\$395,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$261,800

Property type

Land

Suburb

Cobblebank

Period-from

01 Dec 2022

to

30 Nov 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 HUON ROAD COBBLEBANK VIC 3338	\$404,500	20-Feb-23
4 CURITIBA WAY STRATHTULLOH VIC 3338	\$420,000	13-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.

This Statement of Information was prepared on: 13 December 2023



1 HUON ROAD COBBLEBANK VIC 3338

Sold Price **\$404,500** Sold Date **20-Feb-23**

- - -

Distance **1.52km**



4 CURITIBA WAY STRATHULLOH VIC 3338

Sold Price **\$420,000** Sold Date **13-Oct-22**

5 3 -

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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