

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode

7 Avebury Drive 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

\$610,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$451,000

\*House

X

\*Unit

Suburb

Cobblebank

Period-from

01 Jun 2018

to

31 May 2019

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 Avebury Drive Cobblebank VIC 3338	\$555,000	29-Sep-18
4 Diamond Parade Cobblebank VIC 3338	\$520,000	15-May-19
15 Elland Street Strathulloh VIC 3338	\$570,000	16-Oct-18

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.~~

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**5 Avebury Drive Cobblebank VIC 3338**

Sold Price

**\$555,000**

Sold Date

**29-Sep-18**
 4
 2
 2

Distance

**0.02km**

**4 Diamond Parade Cobblebank VIC 3338**

Sold Price

<sup>RS</sup> **\$520,000**

Sold Date

**15-May-19**
 4
 2
 2

Distance

**0.16km**

**15 Elland Street Strathtulloh VIC 3338**

Sold Price

**\$570,000**

Sold Date

**16-Oct-18**
 4
 2
 2

Distance

**0.47km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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