

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 Stuchbree 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 &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
6 Amber Way Cobblebank VIC 3338	\$620,000	06-Jan-22
1 Marble Drive Cobblebank VIC 3338	\$640,000	16-Dec-21
12 Brasilia Street Strathulloh VIC 3338	\$632,000	19-Dec-21

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: 16 February 2022



6 Amber Way Cobblebank VIC
3338

 4  2  2

Sold Price ^{RS} \$620,000 Sold Date 06-Jan-22

Distance 0.44km



1 Marble Drive Cobblebank VIC
3338

 4  2  2

Sold Price ^{RS} \$640,000 Sold Date 16-Dec-21

Distance 0.57km



12 Brasilia Street Strathtulloh VIC
3338

 4  2  2

Sold Price \$632,000 Sold Date 19-Dec-21

Distance 1.36km

RS = Recent sale UN = Undisclosed Sale

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