

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

29 COOK ROAD MELTON SOUTH 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

\$699,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Melton South

Period-from

01 Jul 2021

to

30 Jun 2022

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

20 GENOA CHASE COBBLEBANK VIC 3338	\$745,000	11-Mar-22
16 COLTAN AVENUE COBBLEBANK VIC 3338	\$720,000	20-May-22
11 TETBURY AVENUE WEIR VIEWS VIC 3338	\$710,000	03-Apr-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: 27 July 2022

Ryan Anders
 P 03 9746 8899
 M 0434 900 300
 E randers@ypa.com.au



**20 GENOA CHASE COBBLEBANK
 VIC 3338**

 4  2  2

Sold Price

\$745,000

Sold Date

11-Mar-22

Distance

1.36km



**16 COLTAN AVENUE COBBLEBANK
 VIC 3338**

 4  2  2

Sold Price

\$720,000

Sold Date

20-May-22

Distance

1.76km



**11 TETBURY AVENUE WEIR VIEWS
 VIC 3338**

 4  2  2

Sold Price

\$710,000

Sold Date

03-Apr-22

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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