

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

5 CINNABAR WAY 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

\$469,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

House

Suburb

Cobblebank

Period-from

01 Jul 2024

to

30 Jun 2025

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

9 MARYBURGH ROAD COBBLEBANK VIC 3338	\$508,000	05-Mar-25
12 AVEBURY DRIVE COBBLEBANK VIC 3338	\$479,000	20-Jan-25
111 WEMBLEY AVENUE STRATHTULLOH VIC 3338	\$487,499	17-Jun-25

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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**9 MARYBURGH ROAD
COBBLEBANK VIC 3338**

 3  2  1

Sold Price **\$508,000** Sold Date **05-Mar-25**

Distance **0.36km**



**12 AVEBURY DRIVE COBBLEBANK
VIC 3338**

 3  2  1

Sold Price **\$479,000** Sold Date **20-Jan-25**

Distance **0.38km**



**111 WEMBLEY AVENUE
STRATHTULLOH VIC 3338**

 3  2  1

Sold Price ^{RS} **\$487,499** Sold Date **17-Jun-25**

Distance **1.4km**

RS = Recent sale **UN** = Undisclosed Sale

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