



Statement of Information

Sections 47AF of the Estate Agents Act 1980

8 Diamond Parade, COBBLEBANK 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$459,000 - \$479,000

Median sale price

Median **House** for **COBBLEBANK** for period **Jan 2019 - Jul 2019**

Sourced from **Pricefinder**.

\$465,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

7 Gem Crescent,
Cobblebank 3338

Price **\$500,000** Sold 16
April 2019

48 Diamond Parade,
Cobblebank 3338

Price **\$480,001** Sold 11
February 2019

65 Diamond Parade,
Cobblebank 3338

Price **\$480,000** Sold 19
February 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

Biggin & Scott Melton

303 High Street,
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Contact agents



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