

Statement of Information

Sections 47AF of the Estate Agents Act 1980

10 Maryburgh Rd, COBBLEBANK 3338

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$435,000 - \$450,000

Median sale price

Median **House** for **COBBLEBANK** for period **Jan 2018 - Jan 2019**

Sourced from **Pricefinder**.

\$432,000

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 Jasper Way,
Cobblebank 3338

Price **\$471,000** Sold 16
November 2019

10 Diamond Pde,
Cobblebank 3338

Price **\$451,000** Sold 15
December 2019

17 Crystal rd,
Cobblebank 3338

Price **\$467,500** Sold 07
November 2018

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.

Biggin & Scott Melton

303 High Street,
Melton VIC 3337

Contact agents

 **Mushi Tlhabane**
Biggin & Scott

0428482928

mtlhabane@bigginscott.com.au

 **Junior Mubashar**
Biggin & Scott

0450644606

jmubashar@bigginscott.com.au