



Nearby Comparable Sold Properties

Search Criteria

Focus Property: 1 CHARLES STREET, COBRAM, VIC 3644

Radius: 1800 m

Sale Date: 15/07/2016 to 04/07/2017

Search Summary

Records: 3

	Price	Days	Area
Lowest	\$ 189,000	26	662 m ²
Highest	\$ 231,500	187	800 m ²
Average	\$ 203,833	107	749 m ²
Median	\$ 191,000	107	784 m ²



43 BROADWAY ST, COBRAM, VIC 3644

Distance from Property: 229m  3  1  2



Property Type: House
Area: 800 m²
Area \$/m2: \$236
RPD: 245//LP1834

Features:

Sale Price: \$189,000 (Normal Sale)
Sale Date: 15/03/2017 **Days to Sell:** 26 Days
Last Price: \$195,000 **Chg %:** -3.1%
First Price: \$195,000 **Chg %:** -3.1%



15 GLENAVON ST, COBRAM, VIC 3644

Distance from Property: 489m  3  1  -



Property Type: House
Area: 784 m²
Area \$/m2: \$244
RPD: 30//LP33374

Features:

Sale Price: \$191,000 (Normal Sale)
Sale Date: 23/12/2016 **Days to Sell:** N/A
Last Price: **Chg %:**
First Price: **Chg %:**



4 LISFARRON AVE, COBRAM, VIC 3644

Distance from Property: 228m  3  1  2



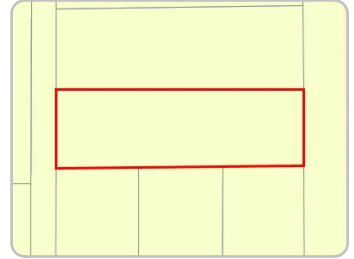
Property Type: House
Area: 662 m²
Area \$/m2: \$350
RPD: 4//LP28158

Features:

Sale Price: \$231,500 (Normal Sale)
Sale Date: 14/12/2016 **Days to Sell:** 187 Days
Last Price: 238000.00 **Chg %:** -2.7%
First Price: \$249,900.00 (Under **Chg %:** -7.4%)



1 CHARLES STREET, COBRAM, VIC 3644



Appraisal Price Range:

This market analysis has been prepared on 04/07/2017 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$225,000

Property Summary:

Land: 865 m²

Features:

Contact your agent for further information:

Agent Name: Brendan Mustica

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This report has been compiled on 04/07/2017 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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