

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7 IRENE STREET, COBRAM, VIC 3644

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$325,000 to \$350,000

### Median sale price

Median price

\$262,500

House

Unit

Suburb

COBRAM

Period

01 October 2016 to 30 September 2017

Source

pricfinder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
24 GORTON ST, COBRAM, VIC 3644	\$345,000	13/07/2017
56 KAROOK ST, COBRAM, VIC 3644	\$260,000	04/08/2017
54 KAROOK ST, COBRAM, VIC 3644	\$240,000	02/05/2017