

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**23 KAROOK STREET, COBRAM, VIC 3644**



### Indicative Selling Price

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

Single Price: **\$175,000**

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

## MEDIAN SALE PRICE



**COBRAM, VIC, 3644**

Suburb Median Sale Price (House)

**\$276,500**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**16 GEMMELL ST, COBRAM, VIC 3644**



Sale Price

**\$150,000**

Sale Date: 07/04/2017

Distance from Property: 673m



**6 ASHTON ST, COBRAM, VIC 3644**



Sale Price

**\$135,000**

Sale Date: 21/02/2017

Distance from Property: 431m



**5 OVENS CRT, COBRAM, VIC 3644**



Sale Price

**\$140,000**

Sale Date: 28/10/2016

Distance from Property: 1km



This report has been compiled on 05/07/2017 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

23 KAROOK 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)

Single Price:

\$175,000

### Median sale price

Median price

\$276,500

House

Unit

Suburb

COBRAM

Period

01 July 2016 to 30 June 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
16 GEMMELL ST, COBRAM, VIC 3644	\$150,000	07/04/2017
6 ASHTON ST, COBRAM, VIC 3644	\$135,000	21/02/2017
5 OVENS CRT, COBRAM, VIC 3644	\$140,000	28/10/2016