

STATEMENT OF INFORMATION

31 COSMO DRIVE, COBRAM, VIC 3644

PREPARED BY ANDREW JENKINS, ANDREW JENKINS REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 COSMO DRIVE, COBRAM, VIC 3644



Indicative Selling Price

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

Single Price: \$98,000

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (Vacant Land)

\$87,750

01 January 2017 to 31 December 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.



NEWCASTLE ST, COBRAM, VIC 3644



Sale Price

\$1,100,000

Sale Date: 10/10/2017

Distance from Property: 605m



20 DUDLEY PARK LANE, COBRAM, VIC 3644



Sale Price

\$62,000

Sale Date: 10/10/2017

Distance from Property: 189m



43 BISOGNI DR, COBRAM, VIC 3644



Sale Price

\$105,000

Sale Date: 21/03/2017

Distance from Property: 849m



This report has been compiled on 06/02/2018 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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8 RIVERGUM CRT, COBRAM, VIC 3644



Sale Price
\$105,000

Sale Date: 15/11/2017

Distance from Property: 1.2km



25 COSMO DR, COBRAM, VIC 3644



Sale Price
***\$88,000**

Sale Date: 12/01/2018

Distance from Property: 58m



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

31 COSMO DRIVE, COBRAM, VIC 3644

Indicative selling price

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

Single Price:

\$98,000

Median sale price

Median price

\$87,750

House

Unit

Suburb

COBRAM

Period

01 January 2017 to 31 December
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
NEWCASTLE ST, COBRAM, VIC 3644	\$1,100,000	10/10/2017
20 DUDLEY PARK LANE, COBRAM, VIC 3644	\$62,000	10/10/2017
43 BISOGNI DR, COBRAM, VIC 3644	\$105,000	21/03/2017
8 RIVERGUM CRT, COBRAM, VIC 3644	\$105,000	15/11/2017

25 COSMO DR, COBRAM, VIC 3644	*\$88,000	12/01/2018
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