

STATEMENT OF INFORMATION

31 COSMO DRIVE, COBRAM, VIC 3644 PREPARED BY ANDREW JENKINS, ANDREW JENKINS REAL ESTATE

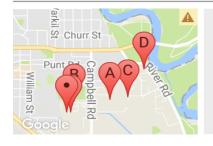


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (Vacant Land)

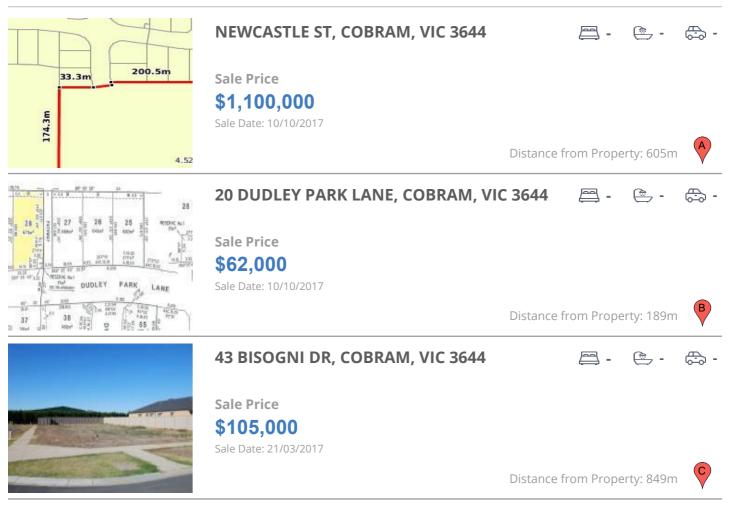
\$87,750

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

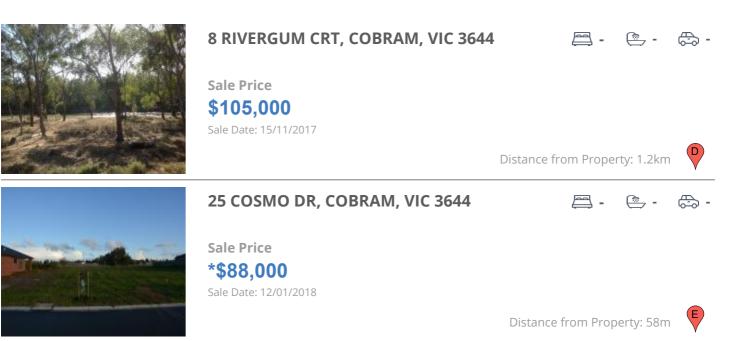
These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



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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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

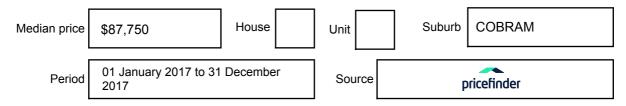
Indicative selling price

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

Single Price:

e: \$98,000

Median sale price



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 COSIVIO DR, COBRAIN, VIC 3644 \$66,000 12/01/2016	25 COSMO DR, COBRAM, VIC 3644	*\$88,000	12/01/2018
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