



STATEMENT OF INFORMATION

13 STURT STREET, COBRAM, VIC-3644

PREPARED BY PETER WILSON LIVESTOCK AND REAL ESTATE

PETER WILSON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 STURT STREET, COBRAM, VIC 3644

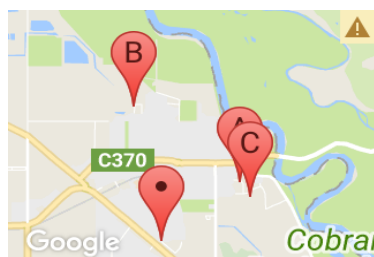
3 2 4

Indicative Selling Price

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

Price Range: \$360,000 to \$420,000

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$262,500

01 October 2016 to 30 September 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.



24 APRICOT CCT, COBRAM, VIC 3644

3 2 2

Sale Price

\$365,000

Sale Date: 25/08/2017

Distance from Property: 1.4km



9 GRASSO DR, COBRAM, VIC 3644

3 2 2

Sale Price

\$390,000

Sale Date: 31/03/2017

Distance from Property: 2km



7 COLLINA CRT, COBRAM, VIC 3644

3 2 3

Sale Price

\$367,500

Sale Date: 09/06/2017

Distance from Property: 1.4km



This report has been compiled on 10/11/2017 by Peter Wilson Real Estate. Property Data Solutions Pty Ltd 2017 - 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

13 STURT STREET, COBRAM, VIC 3644

Indicative selling price

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

Price Range: \$360,000 to \$420,000

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 APRICOT CCT, COBRAM, VIC 3644	\$365,000	25/08/2017
9 GRASSO DR, COBRAM, VIC 3644	\$390,000	31/03/2017
7 COLLINA CRT, COBRAM, VIC 3644	\$367,500	09/06/2017