

# STATEMENT OF INFORMATION

88 LYONS ROAD, COHUNA, VIC 3568

PREPARED BY CHARLES L KING & CO, 7 MARKET STREET COHUNA

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 88 LYONS ROAD, COHUNA, VIC 3568





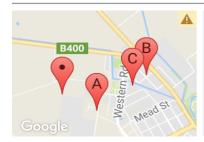


**Indicative Selling Price** 

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

**Price Range:** 

#### **MEDIAN SALE PRICE**



# COHUNA, VIC, 3568

**Suburb Median Sale Price (House)** 

\$168,900

01 July 2016 to 30 June 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.



# 99 ROVIRAS RD, COHUNA, VIC 3568







Sale Price

\$480,000

Sale Date: 29/03/2017

Distance from Property: 524m





#### 88 KING EDWARD ST, COHUNA, VIC 3568







Sale Price

\$210,000

Sale Date: 06/02/2017

Distance from Property: 1.2km





#### 9 MARTIN PL, COHUNA, VIC 3568







**Sale Price** 

\$350.001

Sale Date: 08/10/2016

Distance from Property: 955m



# 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	88 LYONS ROAD, COHUNA, VIC 3568					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Price Range:						
Median sale price						
Median price	\$168,900 House X	Unit	Suburb	COHUNA		
Period	01 July 2016 to 30 June 2017	Source	pricefinder			

#### 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
99 ROVIRAS RD, COHUNA, VIC 3568	\$480,000	29/03/2017
88 KING EDWARD ST, COHUNA, VIC 3568	\$210,000	06/02/2017
9 MARTIN PL, COHUNA, VIC 3568	\$350,001	08/10/2016

