



Charles L. King & Co.
(Cohuna)

LICENSED REAL ESTATE &
STOCK & STATION AGENTS
EST. 1911

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

 4  2  4

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: 

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

 4  2  2

Sale Price

\$480,000

Sale Date: 29/03/2017

Distance from Property: 524m



88 KING EDWARD ST, COHUNA, VIC 3568

 4  2  3

Sale Price

\$210,000

Sale Date: 06/02/2017

Distance from Property: 1.2km



9 MARTIN PL, COHUNA, VIC 3568

 4  -  -

Sale Price

\$350,001

Sale Date: 08/10/2016

Distance from Property: 955m



This report has been compiled on 26/08/2017 by Charles L King & Co. 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

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

Unit

Suburb

COHUNA

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
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