

STATEMENT OF INFORMATION

14 WARKIL STREET, COBRAM, VIC 3644

PREPARED BY ANDREW JENKINS, ANDREW JENKINS REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 WARKIL STREET, COBRAM, VIC 3644

 3  1  4

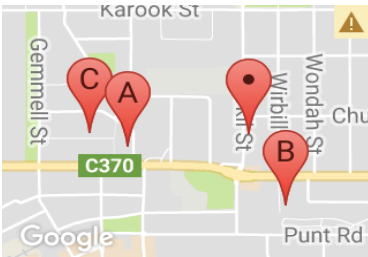
Indicative Selling Price

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

Single Price: **\$229,000**

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$254,500

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.



1 CHARLES ST, COBRAM, VIC 3644

 3  1  2

Sale Price

***\$198,000**

Sale Date: 06/02/2018

Distance from Property: 407m



9 YANCO CRT, COBRAM, VIC 3644

 3  1  2

Sale Price

***\$227,000**

Sale Date: 30/01/2018

Distance from Property: 291m



15 LISFARRON AVE, COBRAM, VIC 3644

 3  1  4

Sale Price

\$225,000

Sale Date: 18/10/2017

Distance from Property: 532m



This report has been compiled on 14/02/2018 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

14 WARKIL STREET, COBRAM, VIC 3644

Indicative selling price

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

Single Price:

\$229,000

Median sale price

Median price

\$254,500

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
1 CHARLES ST, COBRAM, VIC 3644	*\$198,000	06/02/2018
9 YANCO CRT, COBRAM, VIC 3644	*\$227,000	30/01/2018
15 LISFARRON AVE, COBRAM, VIC 3644	\$225,000	18/10/2017