

## Ian Howard Real Estate and Stock Agency

### Statement of Information

Single residential property located outside the Melbourne Metropolitan area  
**Sections 47AF of the Estate Agents Act 1980**

### Property Offered For Sale

1 Kevin Street, Cohuna 3568

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single Price \$180,000**

### Median sale price

Median house for Cohuna for period January 2016 – December 2017  
Sourced from Core Logic

**\$169,800**

### 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 of agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of Sale
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9 Hall Street, Cohuna, Victoria 3568	\$195,000	18-08-17
28 Kirby Street, Cohuna, Victoria 3568	\$140,000	08-09-17
12 Barrhead Street, Victoria 3568	\$155,550	08-05-17

The information contained herein is to be used as a guide only.

Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

