

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 CHARLES STREET, COBRAM, VIC 3644  3  1  2

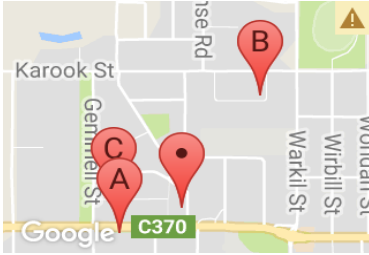
Indicative Selling Price

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

Single Price: **\$205,000**

Provided by: Brendan Mustica, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$265,000

01 October 2016 to 30 September 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.



43 BROADWAY ST, COBRAM, VIC 3644  3  1  2

Sale Price

\$189,000

Sale Date: 15/03/2017

Distance from Property: 229m 



15 GLENAVON ST, COBRAM, VIC 3644  3  1  -

Sale Price

\$191,000

Sale Date: 23/12/2016

Distance from Property: 489m 



4 LISFARRON AVE, COBRAM, VIC 3644  3  1  2

Sale Price

\$231,500

Sale Date: 14/12/2016

Distance from Property: 228m 

This report has been compiled on 04/10/2017 by Andrew Jenkins 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

1 CHARLES STREET, COBRAM, VIC 3644

Indicative selling price

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

Single Price:

\$205,000

Median sale price

Median price

\$265,000

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
43 BROADWAY ST, COBRAM, VIC 3644	\$189,000	15/03/2017
15 GLENAVON ST, COBRAM, VIC 3644	\$191,000	23/12/2016
4 LISFARRON AVE, COBRAM, VIC 3644	\$231,500	14/12/2016