

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 BISOGNI DRIVE, COBRAM, VIC 3644

 4  2  2

Indicative Selling Price

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

\$399,000

SUBURB MEDIAN



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$262,500

01 April 2016 to 31 March 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.



15 COSMO DR, COBRAM, VIC 3644

 4  2  2

Sale Price

\$405,000

Sale Date: 25/01/2017

Distance from Property: 1.1km



9 GATTUSO DR, COBRAM, VIC 3644

 4  2  2

Sale Price

\$390,000

Sale Date: 21/12/2016

Distance from Property: 169m



27 SCENIC DR, COBRAM, VIC 3644

 4  2  2

Sale Price

\$405,000

Sale Date: 09/12/2016

Distance from Property: 191m



This report has been compiled on 29/05/2017 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

6 BISOGNI DRIVE, COBRAM, VIC 3644

Indicative selling price

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

Single Price / Range

\$399,000

Median sale price

Median price

\$262,500

House

Unit

Suburb

COBRAM

Period

01 April 2016 to 31 March 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
15 COSMO DR, COBRAM, VIC 3644	\$405,000	25/01/2017
9 GATTUSO DR, COBRAM, VIC 3644	\$390,000	21/12/2016
27 SCENIC DR, COBRAM, VIC 3644	\$405,000	09/12/2016