

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**"OASIS VILLAGE" 20 OASIS DRIVE,**

 3  1  1

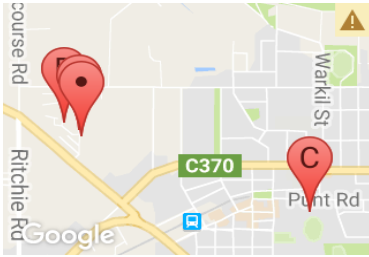
**Indicative Selling Price**

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

**Single Price: \$156,000**

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

## MEDIAN SALE PRICE



**COBRAM, VIC, 3644**

**Suburb Median Sale Price (House)**

**\$265,000**

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.



**25 OASIS DR, COBRAM, VIC 3644**

 3  1  1

**Sale Price**

**\*\$155,000**

Sale Date: 15/03/2017

Distance from Property: 49m 



**14 LAKE SIDE DR, COBRAM, VIC 3644**

 2  1  -

**Sale Price**

**\*\$128,000**

Sale Date: 28/03/2017

Distance from Property: 156m 



**18 BELLVIEW STREET OASIS VLGE, COBRAM,**

 2  1  1

**Sale Price**

**\*\$125,000**

Sale Date: 11/01/2017

Distance from Property: 1.6km 

This report has been compiled on 27/06/2017 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

"OASIS VILLAGE" 20 OASIS DRIVE, COBRAM, VIC 3644

### Indicative selling price

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

Single Price: \$156,000

### Median sale price

Median price \$265,000

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
25 OASIS DR, COBRAM, VIC 3644	*\$155,000	15/03/2017
14 LAKE SIDE DR, COBRAM, VIC 3644	*\$128,000	28/03/2017
18 BELLVIEW STREET OASIS VLGE, COBRAM, VIC 3644	*\$125,000	11/01/2017