

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

27 WIRBILL STREET, COBRAM, VIC 3644

Indicative selling price

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

Price Range: 245,000 to 270,000

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
18 WONDAH ST, COBRAM, VIC 3644	\$250,000	29/11/2016
44 WILKUR ST, COBRAM, VIC 3644	\$254,000	27/03/2017
6 WILKUR ST, COBRAM, VIC 3644	\$260,000	30/01/2017