

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 SYDNEY STREET, COBRAM, VIC 3644

 3  -  -

Indicative Selling Price

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

Single Price: **\$280,000**

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$247,500

01 April 2017 to 31 March 2018

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.



87 MOOKARII ST, COBRAM, VIC 3644

 3  1  4

Sale Price

\$305,000

Sale Date: 21/09/2017

Distance from Property: 1.7km



1 WONDAH ST, COBRAM, VIC 3644

 3  1  4

Sale Price

\$282,500

Sale Date: 10/08/2017

Distance from Property: 1.3km



103 WILLIAM ST, COBRAM, VIC 3644

 3  1  1

Sale Price

***\$270,000**

Sale Date: 24/07/2017

Distance from Property: 410m

This report has been compiled on 30/04/2018 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2018 - 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

52 SYDNEY STREET, COBRAM, VIC 3644

Indicative selling price

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

Single Price:

\$280,000

Median sale price

Median price

\$247,500

House

X

Unit

Suburb

COBRAM

Period

01 April 2017 to 31 March 2018

Source



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
87 MOOKARII ST, COBRAM, VIC 3644	\$305,000	21/09/2017
1 WONDAH ST, COBRAM, VIC 3644	\$282,500	10/08/2017
103 WILLIAM ST, COBRAM, VIC 3644	*\$270,000	24/07/2017