

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 4 Settlers Key, Cohuna Vic 3568

### Indicative selling price

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

Single price

\$100,000

### Median sale price

Median price

\$117,000

Property Type

Vacant land

Suburb

Cohuna

Period - From

29/09/2019

to

28/09/2020

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	15 Stanley Ct COHUNA 3568	\$120,000	24/07/2020
2	Settlers Key COHUNA 3568	\$115,000	13/07/2020
3	Settlers Key COHUNA 3568	\$115,000	14/05/2019

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

29/09/2020 14:21

## Lot 4 Settlers Key, Cohuna Vic 3568



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$100,000

**Median Land Price**  
29/09/2019 - 28/09/2020: \$117,000

## Comparable Properties



### 15 Stanley Ct COHUNA 3568 (VG)

**Agent Comments**



**Price:** \$120,000  
**Method:** Sale  
**Date:** 24/07/2020  
**Property Type:** Land  
**Land Size:** 1106 sqm approx

### Settlers Key COHUNA 3568 (VG)

**Agent Comments**



**Price:** \$115,000  
**Method:** Sale  
**Date:** 13/07/2020  
**Property Type:** Land  
**Land Size:** 996 sqm approx

### Settlers Key COHUNA 3568 (VG)

**Agent Comments**



**Price:** \$115,000  
**Method:** Sale  
**Date:** 14/05/2019  
**Property Type:** Land

**Account** - Golden Rivers Real Estate Pty Ltd | P: 03 54532999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.