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	113 King Edward Street, Cohuna Vic 3568
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$160,000

Median sale price

Median price	\$180,000	Hou	ıse	Х	Unit		Suburb or locality	Cohuna
Period - From	01/01/2018	to	31/	12/2018		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	109 Channel St COHUNA 3568	\$175,000	01/08/2018
2	37 Channel St COHUNA 3568	\$130,000	29/05/2018
3	20 Western Rd COHUNA 3568	\$125,000	25/11/2017

OR

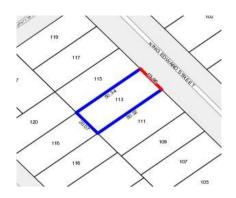
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.







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Indicative Selling Price \$160,000 Median House Price Year ending December 2018: \$180,000

Comparable Properties

109 Channel St COHUNA 3568 (VG)

–– 2



6 -

Price: \$175,000 Method: Sale Date: 01/08/2018

Rooms: -

Property Type: House (Res) **Land Size:** 1489 sqm approx

37 Channel St COHUNA 3568 (VG)

-2





Agent Comments

Agent Comments

Agent Comments

Price: \$130,000 Method: Sale Date: 29/05/2018

Rooms: -

Property Type: House (Res) Land Size: 1012 sqm approx

20 Western Rd COHUNA 3568 (REI/VG)

2





Price: \$125,000 **Method:** Private Sale **Date:** 25/11/2017

Rooms: -

Property Type: House Land Size: 837 sqm approx

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





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