

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

113 King Edward Street, Cohuna Vic 3568

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

House

X

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.

Address 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.

113 King Edward Street, Cohuna Vic 3568



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$160,000

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

Comparable Properties

109 Channel St COHUNA 3568 (VG)

Agent Comments



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)

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)

Agent Comments



Price: \$125,000
Method: Private Sale
Date: 25/11/2017
Rooms: -
Property Type: House
Land Size: 837 sqm approx