

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### **MEDIAN SALE PRICE**



## COBRAM, VIC, 3644

Suburb Median Sale Price (House)

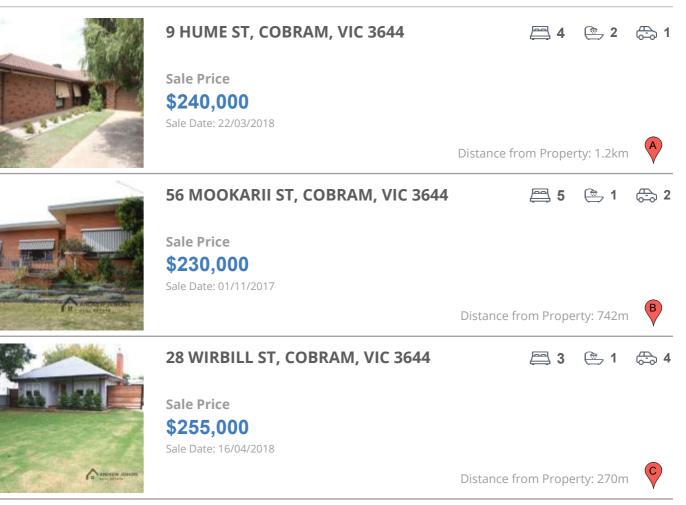
\$250,000

n 01 April 2017 to 31 March 2018

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



This report has been compiled on 05/06/2018 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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## 33 WIRBILL ST, COBRAM, VIC 3644 🛛 📇 3 🗁 1 🚓 1

**Sale Price \$240,000** Sale Date: 10/04/2018

Distance from Property: 360m



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# Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 12 THOMPSON AVENUE, COBRAM, VIC 3644

### Indicative selling price

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

Single Price:

\$248,000

### Median sale price

Median price	\$250,000	House	Х	Unit	Suburb	COBRAM
Period	01 April 2017 to 31 March 2018		Source	р	pricefinder	

### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six 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
9 HUME ST, COBRAM, VIC 3644	\$240,000	22/03/2018
56 MOOKARII ST, COBRAM, VIC 3644	\$230,000	01/11/2017
28 WIRBILL ST, COBRAM, VIC 3644	\$255,000	16/04/2018
33 WIRBILL ST, COBRAM, VIC 3644	\$240,000	10/04/2018