

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 THOMPSON AVENUE, COBRAM, VIC**

 4  1  1

### Indicative Selling Price

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

Single Price: **\$248,000**

Provided by: Brendan Mustica, Andrew Jenkins Real Estate

## MEDIAN SALE PRICE



**COBRAM, VIC, 3644**

Suburb Median Sale Price (House)

**\$250,000**

01 April 2017 to 31 March 2018

Provided by: 

## 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.



**9 HUME ST, COBRAM, VIC 3644**

 4  2  1

Sale Price

**\$240,000**

Sale Date: 22/03/2018

Distance from Property: 1.2km



**56 MOOKARII ST, COBRAM, VIC 3644**

 5  1  2

Sale Price

**\$230,000**

Sale Date: 01/11/2017

Distance from Property: 742m



**28 WIRBILL ST, COBRAM, VIC 3644**

 3  1  4

Sale Price

**\$255,000**

Sale Date: 16/04/2018

Distance from Property: 270m



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



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](http://consumer.vic.gov.au/underquoting)

Single Price:

\$248,000

Median sale price

Median price

\$250,000

House

X

Unit


Suburb

COBRAM

Period

01 April 2017 to 31 March 2018

Source



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