

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 ELBERTA COURT, COBRAM, VIC 3644

Indicative selling price

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

Price Range: \$372,000 to \$411,000

Median sale price

Median price

\$254,500

House

☒

Unit

☐

Suburb

COBRAM

Period

01 January 2017 to 31 December
2017

Source

 pricefinder

Comparable property sales

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
2 YOUNG ST, COBRAM, VIC 3644	\$295,000	03/08/2017
6 BISOGNI DR, COBRAM, VIC 3644	*\$390,000	18/12/2017
1 SANDY CRT, COBRAM, VIC 3644	*\$489,000	18/12/2017