

5 ASHTON STREET, COBRAM, VIC 3644



Owner Details

Owner Name(s): THE PROPRIETORS
Owner Address: N/A
Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: House - N/A
RPD: 1/TP200495 (10095076)

3 bedrooms, 0 bathrooms, 0 cars

Land Use:
Zoning: GENERAL RESIDENTIAL ZONE - SCHEDULE 1
Council: MOIRA SHIRE
Features:

Area: 635 m²
Area \$/m²:
Water/Sewerage:
Property ID: 16146917 / VIC5476431
UBD Ref: UBD Ref:

Sales History

Sale Amount: \$ 0
Sale Date: 09/07/2002
Vendor: WALMSLEY; WALMSLEY

Area: 672 m²
Sale Type: Nils And Wills
Related: No

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 ASHTON STREET, COBRAM, VIC 3644

 3  -  -

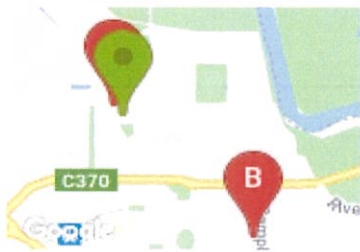
Indicative Selling Price

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

Single Price: **\$169,500**

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$270,000

01 July 2018 to 30 June 2019

Provided by:  pricefinder

COMPARABLE PROPERTIES

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 18 months.



69 KAROOK ST, COBRAM, VIC 3644

 3  1  2

Sale Price

\$145,000

Sale Date: 20/03/2019

Distance from Property: 97m



39 BLACKWOOD CRES, COBRAM, VIC 3644

 3  1  2

Sale Price

\$157,500

Sale Date: 07/11/2018

Distance from Property: 1.3km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

5 ASHTON STREET, COBRAM, VIC 3644

Indicative selling price

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

Single Price:

\$169,500

Median sale price

Median price

\$270,000

House

X

Unit

Suburb

COBRAM

Period

01 July 2018 to 30 June 2019

Source



Comparable property sales

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 18 months.

Address of comparable property

Price

Date of sale

69 KAROOK ST, COBRAM, VIC 3644	\$145,000	20/03/2019
39 BLACKWOOD CRES, COBRAM, VIC 3644	\$157,500	07/11/2018