

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

80 Walker Street, Cobden Vic 3266

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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 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
1	45 Silvester St COBDEN 3266	\$386,000	10/02/2022
2	36 Walker St COBDEN 3266	\$385,000	03/06/2021
3	106 Curdie St COBDEN 3266	\$350,000	28/10/2021

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 18 months.~~

This Statement of Information was prepared on:

30/06/2022 16:05

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1010 sqm approx
Agent Comments

Indicative Selling Price
\$350,000 - \$385,000
No median price available

Comparable Properties



45 Silvester St COBDEN 3266 (REI/VG)

Agent Comments

 3  1  2

Price: \$386,000
Method: Private Sale
Date: 10/02/2022
Property Type: House
Land Size: 808 sqm approx

36 Walker St COBDEN 3266 (VG)

Agent Comments

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Price: \$385,000
Method: Sale
Date: 03/06/2021
Property Type: House (Res)
Land Size: 960 sqm approx



106 Curdie St COBDEN 3266 (VG)

Agent Comments

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Price: \$350,000
Method: Sale
Date: 28/10/2021
Property Type: House (Res)
Land Size: 1570 sqm approx

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