

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

10 Smith Street,  
COBDEN 3266

House



3 beds



1 baths



2 parking

### Indicative selling price

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

**Range from \$ 160,000 - \$ 175,000**

### Median sale price

Median **House** for **COBDEN** for period **Dec 2015 - Jun 2017**

Sourced from **RP Data**.

**\$ 195,000**

### 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 the most comparable to the property for sale.

**5 Cemetery Road,**  
Cobden 3266

**Price \$ 148,000** Sold 14 June 2016

**8 Peter Street,**  
Cobden 3266

**Price \$ 195,000** Sold 19 May 2017

**1 Scott Street,**  
Cobden 3266

**Price \$ 200,000** Sold 16 September 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

### Contact agents

 **Rob Rickard**  
Elders

03 5593 1822  
0407 354 025  
[robert.rickard@elders.com.au](mailto:robert.rickard@elders.com.au)



**Elders Real Estate South  
West Victoria**

100-102 Manifold St,  
Camperdown VIC 3260