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.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: 11 WARKIL STREET, COBRAM, VIC 3644

Indicative selling price

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

Single Price: $185,000

Median sale price

Median price: $270,000 | Property type: House | Suburb: COBRAM

Period: 01 July 2019 to 30 June 2020 | 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
35 PUNT RD, COBRAM, VIC 3644	$195,000	17/02/2020
15 ASHTON ST, COBRAM, VIC 3644	$160,000	18/11/2019
46 KAROOK ST, COBRAM, VIC 3644	$238,000	16/10/2019

This Statement of Information was prepared on: 14/07/2020

ANDREW JENKINS
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

11 WARKIL STREET, COBRAM, VIC 3644

4 1 4

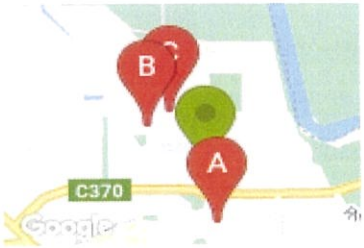
Indicative Selling Price

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

Single Price: **$185,000**

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

$270,000

01 July 2019 to 30 June 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

35 PUNT RD, COBRAM, VIC 3644

4 1 1

Sale Price

$195,000

Sale Date: 17/02/2020

Distance from Property: 402m (A)

15 ASHTON ST, COBRAM, VIC 3644

4 1 -

Sale Price

$160,000

Sale Date: 18/11/2019

Distance from Property: 540m (B)

46 KAROOK ST, COBRAM, VIC 3644

5 2 4

Sale Price

$238,000

Sale Date: 16/10/2019

Distance from Property: 529m (C)

This report has been compiled on 14/07/2020 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.