

# STATEMENT OF INFORMATION

7 ROSILY COURT, COBRAM, VIC 3644

PREPARED BY BRENDAN MUSTICA, ANDREW JENKINS REAL ESTATE

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**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

### Property offered for sale

Address  
Including suburb and  
postcode

7 ROSILY COURT, COBRAM, VIC 3644

### Indicative selling price

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

Single Price:

\$1,350,000

### Median sale price

Median price

\$447,500

Property type

House

Suburb

COBRAM

Period

01 January 2023 to 31 December 2023

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

18 BREPBIR ST, COBRAM, VIC 3644

\$1,060,000

28/09/2023

This Statement of Information was prepared on:

05/02/2024