

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

27 COSMO DRIVE, COBRAM, VIC 3644



Indicative Selling Price

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

Single Price: \$205,000

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (Vacant Land)

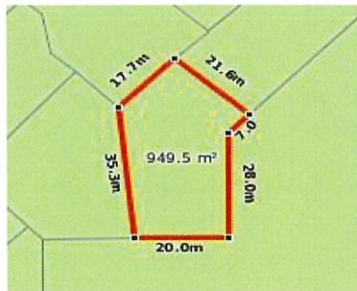
\$217,500

01 October 2021 to 30 September 2022

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.



9 MEYER CRT, COBRAM, VIC 3644



Sale Price

\$175,000

Sale Date: 22/12/2021

Distance from Property: 2.1km



10 MURRAY ST, COBRAM, VIC 3644

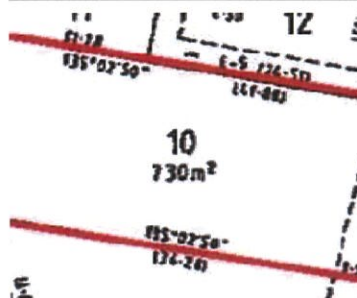


Sale Price

\$185,000

Sale Date: 02/03/2022

Distance from Property: 1.1km



4 LISBON ST, COBRAM, VIC 3644



Sale Price

\$185,000

Sale Date: 15/05/2022

Distance from Property: 2.1km



This report has been compiled on 08/12/2022 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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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 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

27 COSMO DRIVE, COBRAM, VIC 3644

Indicative selling price

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

Single Price: \$205,000

Median sale price

Median price

\$217,500

Property type

Vacant Land

Suburb

COBRAM

Period

01 October 2021 to 30 September 2022

Source

 pricefinder

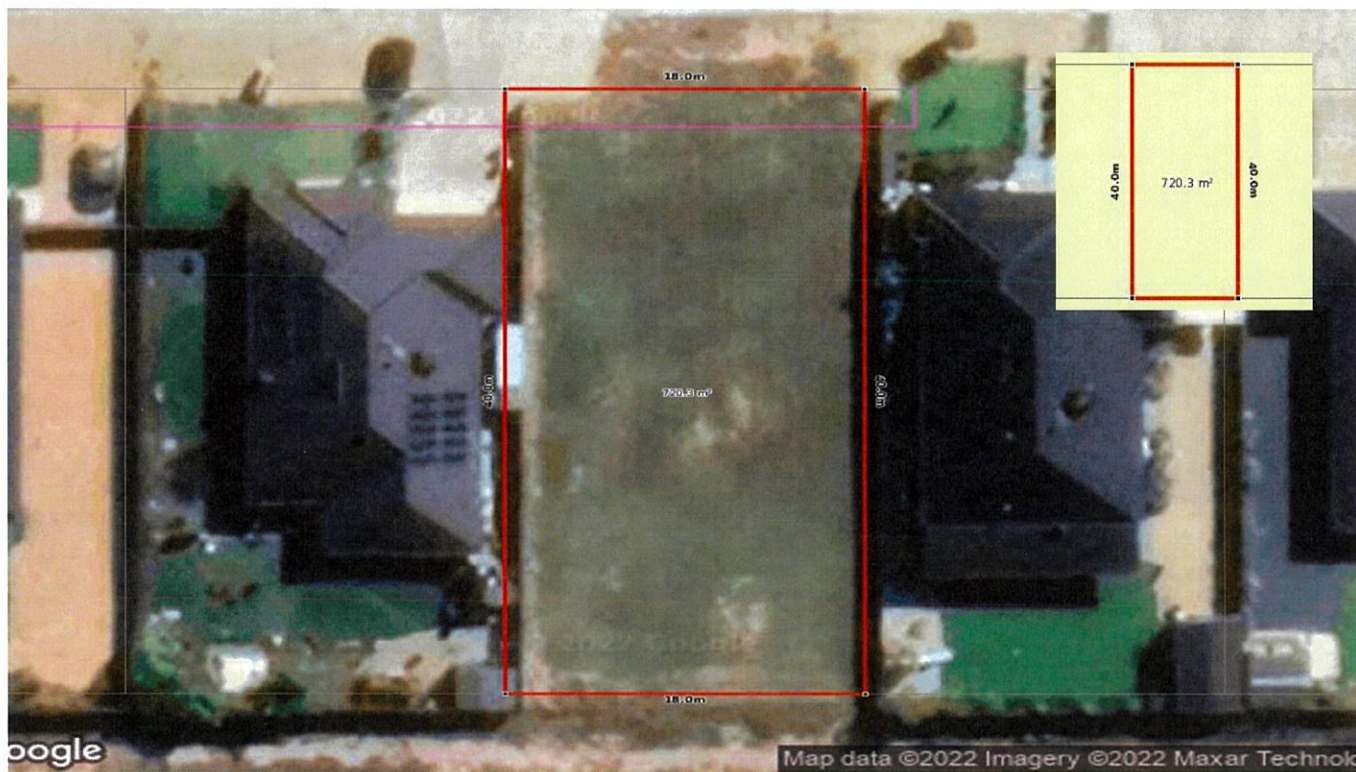
Comparable property sales

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
9 MEYER CRT, COBRAM, VIC 3644	\$175,000	22/12/2021
10 MURRAY ST, COBRAM, VIC 3644	\$185,000	02/03/2022
4 LISBON ST, COBRAM, VIC 3644	\$185,000	15/05/2022

This Statement of Information was prepared on: 08/12/2022

27 COSMO DRIVE, COBRAM, VIC 3644



Owner Details

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

Owner Type: Owner Occupied

Property Details

Property Type: Vacant Land - N/A
RPD: 72//PS647430 (11695575)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT
Zoning: GENERAL RESIDENTIAL ZONE - SCHEDULE 1
Council: MOIRA SHIRE
Features:



Area: 720 m²
Area \$/m²: \$100
Water/Sewerage:
Property ID: 26758040 /
UBD Ref: UBD Ref:

Sales History

Sale Amount: \$ 72,000
Sale Date: 03/03/2016
Vendor: COBRAM PROPERTY DEVELOPMENTS PTY LTD

Area: 0 m²
Sale Type: Normal Sale
Related: No

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