



STATEMENT OF INFORMATION

8 ELLEN DRIVE, COBRAM, VIC 3644

PREPARED BY KERR REAL ESTATE, 44 PUNT ROAD COBRAM

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 ELLEN DRIVE, COBRAM, VIC 3644

 3  2  2

Indicative Selling Price

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

Price Range: **\$300,000 to \$327,000**

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$241,000

01 October 2017 to 31 December 2017

Provided by: 

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.



14 DENSON CRT, COBRAM, VIC 3644

 3  2  2

Sale Price

***\$260,000**

Sale Date: 18/12/2017

Distance from Property: 924m



5 MARGARET CRT, COBRAM, VIC 3644

 3  1  1

Sale Price

***\$262,000**

Sale Date: 18/12/2017

Distance from Property: 626m



4 GOLDEN CRT, COBRAM, VIC 3644

 3  1  -

Sale Price

***\$60,000**

Sale Date: 30/10/2017

Distance from Property: 681m



This report has been compiled on 23/01/2018 by Kerr Real Estate. Property Data Solutions Pty Ltd 2018 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

8 ELLEN DRIVE, COBRAM, VIC 3644

Indicative selling price

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

Price Range:

\$300,000 to \$327,000

Median sale price

Median price

\$241,000

House

X

Unit


Suburb

COBRAM

Period

01 October 2017 to 31 December 2017

Source



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
14 DENSON CRT, COBRAM, VIC 3644	*\$260,000	18/12/2017
5 MARGARET CRT, COBRAM, VIC 3644	*\$262,000	18/12/2017
4 GOLDEN CRT, COBRAM, VIC 3644	*\$60,000	30/10/2017