

# 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







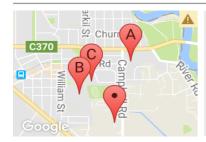
**Indicative Selling Price** 

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: **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.



14 DENSON CRT, COBRAM, VIC 3644







Sale Price

\*\$260,000

Sale Date: 18/12/2017

Distance from Property: 924m





5 MARGARET CRT, COBRAM, VIC 3644









Sale Price

\*\$262,000

Sale Date: 18/12/2017

Distance from Property: 626m





4 GOLDEN CRT, COBRAM, VIC 3644







**Sale Price** 

\*\$60.000

Sale Date: 30/10/2017

Distance from Property: 681m



# 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
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# 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		ricefinder

# 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