

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

11 Boyces Road, Cobains Vic 3851

Indicative selling price

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

Single price

\$750,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	58 Hughes Rd COBAINS 3851	\$785,000	10/06/2020
2	357 Cobains Rd COBAINS 3851	\$760,000	15/03/2021
3	335 Bengworden Rd COBAINS 3851	\$705,000	16/04/2021

OR

~~**B*** 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.~~

This Statement of Information was prepared on:

27/09/2021 16:48

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type:

Agent Comments

Comparable Properties



58 Hughes Rd COBAINS 3851 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 10/06/2020

Rooms: 12

Property Type: House - Semi-detached

Land Size: 121410 sqm approx



357 Cobains Rd COBAINS 3851 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 15/03/2021

Rooms: 10

Property Type: House

Land Size: 10100 sqm approx



335 Bengworden Rd COBAINS 3851 (REI)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 16/04/2021

Property Type: Hobby Farm/Farmlet 20 ha+ (Rur)

Land Size: 56000 sqm approx