

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

3 Kevin Street, Cohuna Vic 3568

Indicative selling price

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

Single price

\$145,000

Median sale price

Median price

\$178,000

House

X

Unit

Suburb or locality

Cohuna

Period - From

01/10/2017

to

30/09/2018

Source

REIV

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 eighteen 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	33 Cullen St COHUNA 3568	\$140,000	02/10/2018
2	66 Market St COHUNA 3568	\$140,000	15/01/2018
3	33 Cullen St COHUNA 3568	\$135,000	28/03/2018

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 eighteen months.

3 Kevin Street, Cohuna Vic 3568



 3  - 

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1889 sqm approx

Agent Comments

Indicative Selling Price

\$145,000

Median House Price

Year ending September 2018: \$178,000

Comparable Properties



33 Cullen St COHUNA 3568 (REI/VG)

Agent Comments

 3  1  1

Price: \$140,000

Method: Private Sale

Date: 02/10/2018

Rooms: 4

Property Type: House

Land Size: 769 sqm approx



66 Market St COHUNA 3568 (REI/VG)

Agent Comments

 3  1  1

Price: \$140,000

Method: Private Sale

Date: 15/01/2018

Rooms: -

Property Type: House

Land Size: 843 sqm approx



33 Cullen St COHUNA 3568 (VG)

Agent Comments

 3  -  -

Price: \$135,000

Method: Sale

Date: 28/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 769 sqm approx