

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 and
postcode

10 Ellen Drive Cobram VIC 3644

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$367,500

Property type

House

Suburb

Cobram

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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

60 Dudley Park Lane Cobram VIC 3644	\$465,000	28-Apr-21
12 Dudley Park Lane Cobram VIC 3644	\$530,000	08-Jul-21
38 Campbell Road Cobram VIC 3644	\$467,500	12-Oct-21

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: 18 February 2022



60 Dudley Park Lane Cobram VIC 3644

4 2 2

Sold Price

\$465,000

Sold Date

28-Apr-21

Distance

0.34km



12 Dudley Park Lane Cobram VIC 3644

4 2 5

Sold Price

\$530,000

Sold Date

08-Jul-21

Distance

0.35km



38 Campbell Road Cobram VIC 3644

4 2 3

Sold Price

\$467,500

Sold Date

12-Oct-21

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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