

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 WILLS STREET, COBRAM, VIC 3644

 2  1  5

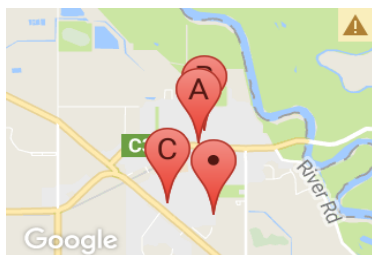
Indicative Selling Price

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

Price Range: \$165,000 to \$180,000

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$260,000

01 January 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 BROADWAY ST, COBRAM, VIC 3644

 2  1  2

Sale Price

\$165,000

Sale Date: 15/03/2017

Distance from Property: 1.1km



18 THOMPSON AVE, COBRAM, VIC 3644

 2  1  3

Sale Price

\$163,000

Sale Date: 11/03/2016

Distance from Property: 1.2km



35 SYDNEY ST, COBRAM, VIC 3644

 2  1  -

Sale Price

\$167,000

Sale Date: 23/05/2017

Distance from Property: 647m



This report has been compiled on 24/02/2018 by Andrew Jenkins 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

3 WILLS STREET, COBRAM, VIC 3644

Indicative selling price

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

Price Range:

\$165,000 to \$180,000

Median sale price

Median price

\$260,000

House

X

Unit


Suburb

COBRAM

Period

01 January 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 BROADWAY ST, COBRAM, VIC 3644	\$165,000	15/03/2017
18 THOMPSON AVE, COBRAM, VIC 3644	\$163,000	11/03/2016
35 SYDNEY ST, COBRAM, VIC 3644	\$167,000	23/05/2017