

# **STATEMENT OF INFORMATION**

29B MURRAY VALLEY HIGHWAY, COBRAM, VIC 3644 PREPARED BY BRENDAN MUSTICA, ANDREW JENKINS REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**Indicative Selling Price** 

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

Price Range:

\$150,000 to \$160,000

Provided by: Brendan Mustica, Andrew Jenkins Real Estate

## **MEDIAN SALE PRICE**



## COBRAM, VIC, 3644

**Suburb Median Sale Price (House)** 

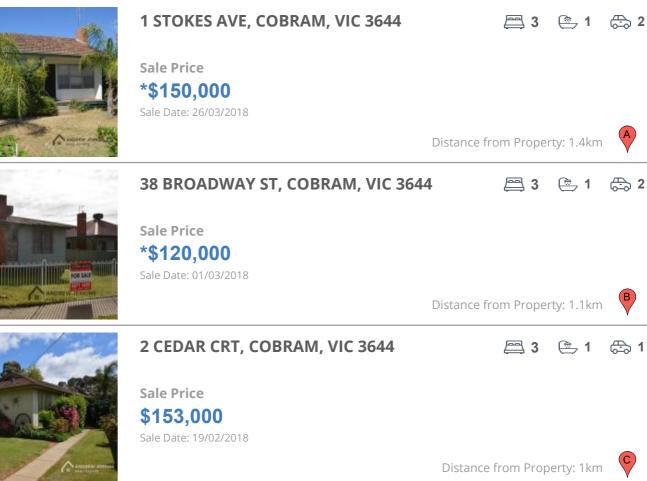
\$260,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

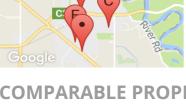
## **COMPARABLE PROPERTIES**

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.



This report has been compiled on 28/03/2018 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.









### 23 KAROOK ST, COBRAM, VIC 3644 🛛 🛱 3 🚊 1 😓 -



D

æ -

**Sale Price** \$162,000 Sale Date: 09/08/2017

Distance from Property: 1.7km

📇 2 🖳 1



## 35 SYDNEY ST, COBRAM, VIC 3644

**Sale Price** \$167,000 Sale Date: 23/05/2017

Distance from Property: 336m

## 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

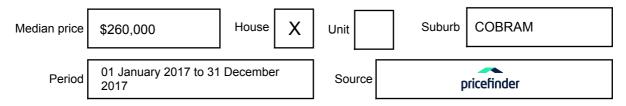
#### Indicative selling price

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

Price Range:

\$150,000 to \$160,000

#### Median sale price



#### **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
1 STOKES AVE, COBRAM, VIC 3644	*\$150,000	26/03/2018
38 BROADWAY ST, COBRAM, VIC 3644	*\$120,000	01/03/2018
2 CEDAR CRT, COBRAM, VIC 3644	\$153,000	19/02/2018
23 KAROOK ST, COBRAM, VIC 3644	\$162,000	09/08/2017

35 SYDNEY ST, COBRAM, VIC 3644	\$167,000	23/05/2017