

# 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



**29B MURRAY VALLEY HIGHWAY,**

 4  2  1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://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: 

## 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.



**1 STOKES AVE, COBRAM, VIC 3644**

 3  1  2

**Sale Price**

**\*\$150,000**

Sale Date: 26/03/2018

Distance from Property: 1.4km



**38 BROADWAY ST, COBRAM, VIC 3644**

 3  1  2

**Sale Price**

**\*\$120,000**

Sale Date: 01/03/2018

Distance from Property: 1.1km



**2 CEDAR CRT, COBRAM, VIC 3644**

 3  1  1

**Sale Price**

**\$153,000**

Sale Date: 19/02/2018

Distance from Property: 1km



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

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**23 KAROOK ST, COBRAM, VIC 3644**

 **3**  **1**  **-**

Sale Price

**\$162,000**

Sale Date: 09/08/2017

Distance from Property: 1.7km



**35 SYDNEY ST, COBRAM, VIC 3644**

 **2**  **1**  **-**

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

29B MURRAY VALLEY HIGHWAY, COBRAM, VIC 3644

Indicative selling price

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Price Range:

\$150,000 to \$160,000

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
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
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