

## 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

"OASIS VILLAGE" 6 ROSE STREET, COBRAM, VIC 3644

#### Indicative selling price

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

Single Price: 175,000.00

#### Median sale price

Median price

\$254,500

House

X

Unit

Suburb

COBRAM

Period

01 January 2017 to 31 December  
2017

Source

 pricefinder

#### 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

8 GUMVIEW CRT, COBRAM, VIC 3644	*\$90,000	12/10/2017
21 ALANNAH CRT, COBRAM, VIC 3644	Price Withheld	01/12/2017
30 LAKE SIDE DR, COBRAM, VIC 3644	*\$147,000	19/12/2017