

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 or
locality and postcode

130 King George Street, Cohuna Vic 3568

Indicative selling price

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

Single price \$255,000

Median sale price

Median price \$197,000

Property Type House

Suburb Cohuna

Period - From 01/10/2018

to 30/09/2019

Source REIV

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

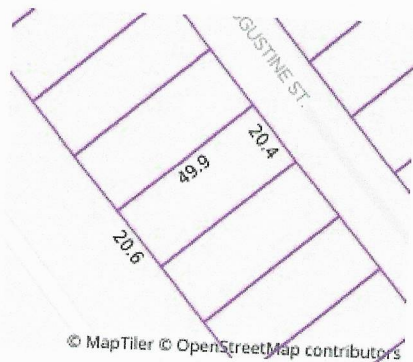
		Price	Date of sale
1	5 Channel St COHUNA 3568	\$275,000	25/06/2018
2	12-14 OBriens Rd COHUNA 3568	\$265,000	30/01/2019
3	24 Channel St COHUNA 3568	\$255,000	12/08/2019

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:

06/11/2019 13:45



Property Type: House (Previously Occupied - Detached)
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$255,000

Median House Price
Year ending September 2019: \$197,000

Comparable Properties

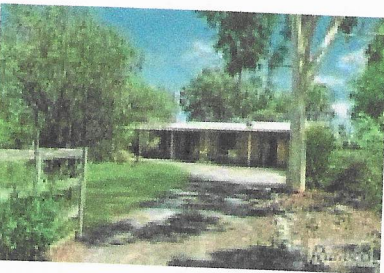


5 Channel St COHUNA 3568 (VG)



Agent Comments

Price: \$275,000
Method: Sale
Date: 25/06/2018
Property Type: House (Res)
Land Size: 1214 sqm approx



12-14 OBriens Rd COHUNA 3568 (REI/VG)



Agent Comments

Price: \$265,000
Method: Private Sale
Date: 30/01/2019
Rooms: 5
Property Type: House
Land Size: 4046 sqm approx



24 Channel St COHUNA 3568 (REI/VG)



Agent Comments

Price: \$255,000
Method: Private Sale
Date: 12/08/2019
Rooms: 5
Property Type: House
Land Size: 1012 sqm approx