

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 RIVERTOWN GROVE, COBRAM, VIC

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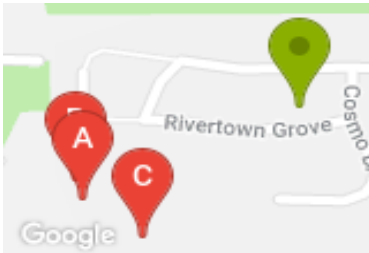
Indicative Selling Price

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

Single Price: **\$65,000**

Provided by: Brendan Mustica, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$250,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



58 DUDLEY PARK LANE, COBRAM, VIC 3644

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Sale Price

\$69,500

Sale Date: 03/11/2017

Distance from Property: 201m



56 DUDLEY PARK LANE, COBRAM, VIC 3644

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Sale Price

\$67,500

Sale Date: 22/12/2017

Distance from Property: 198m



41 DUDLEY PARK LANE, COBRAM, VIC 3644

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Sale Price

\$70,000

Sale Date: 20/02/2018

Distance from Property: 177m



This report has been compiled on 28/06/2018 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 in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 RIVERTOWN GROVE, COBRAM, VIC

Indicative selling price

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

Single Price:

\$65,000

Median sale price

Median price

\$250,000

House

X

Unit


Suburb

COBRAM

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
58 DUDLEY PARK LANE, COBRAM, VIC 3644	\$69,500	03/11/2017
56 DUDLEY PARK LANE, COBRAM, VIC 3644	\$67,500	22/12/2017
41 DUDLEY PARK LANE, COBRAM, VIC 3644	\$70,000	20/02/2018