# 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

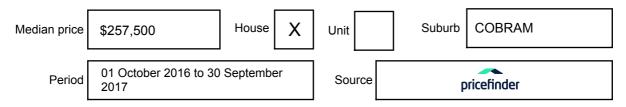
12 VIEW COURT, COBRAM, VIC 3644

# Indicative selling price

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

Price Range:

#### 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
5 NANCE CRT, COBRAM, VIC 3644	*\$545,000	01/12/2017
5 SANDY CRT, COBRAM, VIC 3644	\$515,000	25/05/2017
1 NANCE CRT, COBRAM, VIC 3644	*\$415,000	30/08/2017