

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**16 KAROOK STREET, COBRAM, VIC**

 3  1  1

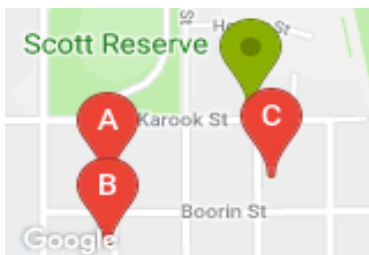
**Indicative Selling Price**

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

**Single Price: 239,000**

Provided by: Brendan Mustica, Andrew Jenkins Real Estate

## MEDIAN SALE PRICE



**COBRAM, VIC, 3644**

**Suburb Median Sale Price (House)**

**\$250,000**

01 July 2017 to 30 June 2018

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.



**33 WIRBILL ST, COBRAM, VIC 3644**

 3  1  1

**Sale Price**

**\$240,000**

Sale Date: 10/04/2018

Distance from Property: 277m



**27 WIRBILL ST, COBRAM, VIC 3644**

 3  1  1

**Sale Price**

**\$252,000**

Sale Date: 21/02/2018

Distance from Property: 351m



**34 WILKUR ST, COBRAM, VIC 3644**

 3  2  1

**Sale Price**

**\$240,000**

Sale Date: 22/01/2018

Distance from Property: 129m



This report has been compiled on 20/07/2018 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

16 KAROOK STREET, COBRAM, VIC

Indicative selling price

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

Single Price:

239,000

Median sale price

Median price

\$250,000

House

X

Unit


Suburb

COBRAM

Period

01 July 2017 to 30 June 2018

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
33 WIRBILL ST, COBRAM, VIC 3644	\$240,000	10/04/2018
27 WIRBILL ST, COBRAM, VIC 3644	\$252,000	21/02/2018
34 WILKUR ST, COBRAM, VIC 3644	\$240,000	22/01/2018