

STATEMENT OF INFORMATION

3 ISABELLA COURT, COBRAM, VIC 3644

PREPARED BY ANDREW JENKINS ANDREW JENKINS REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 ISABELLA COURT, COBRAM, VIC 3644

 4  1  2

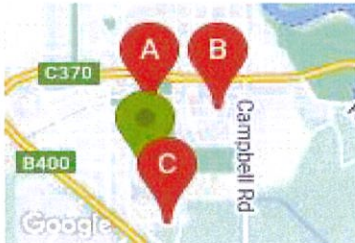
Indicative Selling Price

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

Single Price: **\$390,000**

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

01 July 2021 to 30 June 2022

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.



51 PUNT RD, COBRAM, VIC 3644

 4  2  2

Sale Price

\$420,000

Sale Date: 03/02/2022

Distance from Property: 525m



1 COOBA ST, COBRAM, VIC 3644

 4  1  2

Sale Price

\$400,000

Sale Date: 18/10/2021

Distance from Property: 733m



15 MITCHELL ST, COBRAM, VIC 3644

 3  2  2

Sale Price

\$487,500

Sale Date: 13/07/2022

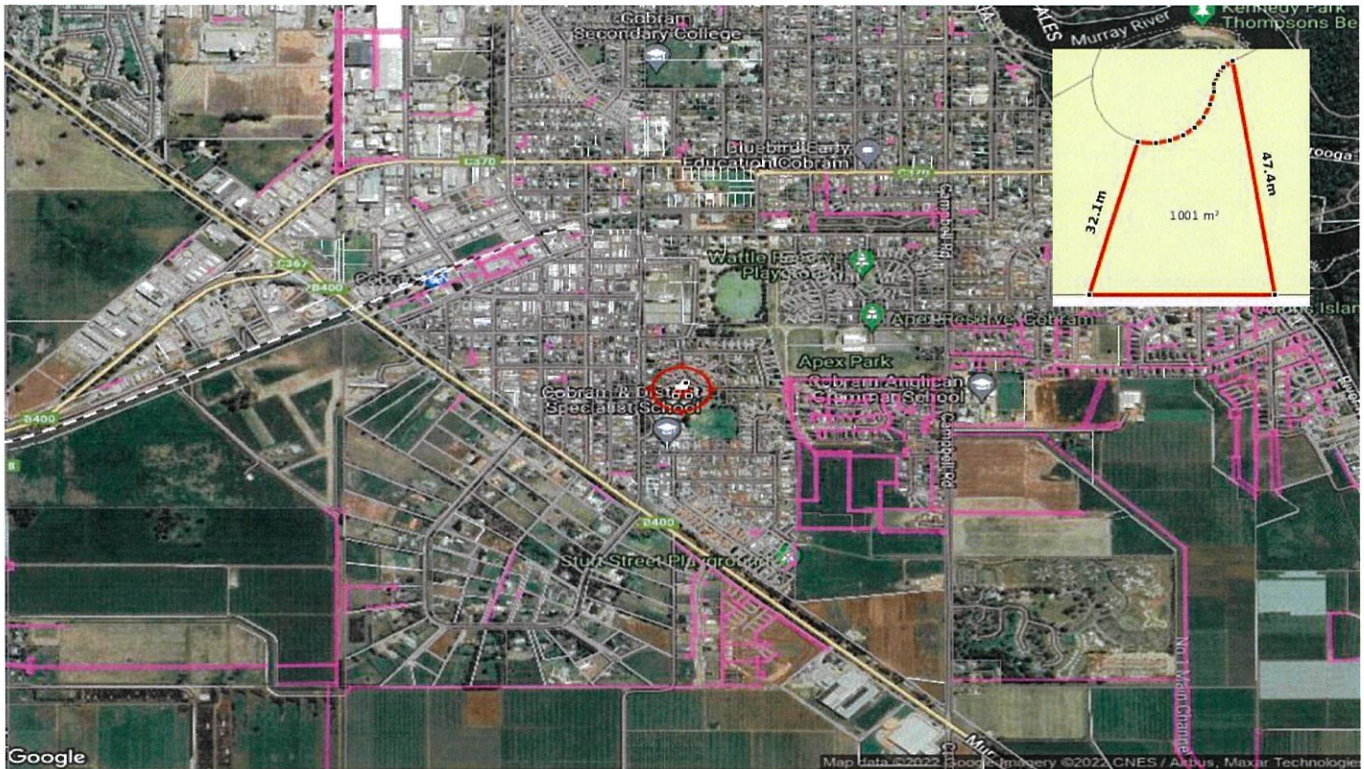
Distance from Property: 382m



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Owner Details

Owner Name(s): THE PROPRIETORS
 Owner Address: N/A
 Phone(s):

Owner Type: Rental

Property Details

Property Type: House - N/A
 RPD: 54/LP89083 (8887750)

 4  1  2

Land Use: DEPARTMENT OF HOUSING TRANSFER
 Zoning
 Council: N/A
 Features: Study

Area: 1,001 m²
 Area \$/m²: \$75
 Water/Sewerage:
 Property ID: 5446599 / VIC5475933
 UBD Ref: UBD Ref:

Sales History

Sale Amount: \$ 75,000
 Sale Date: 08/08/2002
 Vendor: DIRECTOR OF HOUSING

Area: 1,001 m²
 Sale Type: Normal Sale
 Related: No

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

3 ISABELLA COURT, COBRAM, VIC 3644

Indicative selling price

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

Single Price: \$390,000

Median sale price

Median price

Property type

Suburb

Period

Source

House

COBRAM

01 July 2021 to 30 June 2022

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
51 PUNT RD, COBRAM, VIC 3644	\$420,000	03/02/2022
1 COOBA ST, COBRAM, VIC 3644	\$400,000	18/10/2021
15 MITCHELL ST, COBRAM, VIC 3644	\$487,500	13/07/2022

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