

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/33 Livingstone Street, Cohuna Vic 3568

Indicative selling price

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

Single price

\$140,000

Median sale price

Median price

\$186,500

Property Type

House

Suburb

Cohuna

Period - From

01/10/2019

to

31/12/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	21 Kirby St COHUNA 3568	\$140,500	11/10/2019
2	105 Channel St COHUNA 3568	\$130,000	07/10/2019
3	53 King Edward St COHUNA 3568	\$105,000	09/09/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/01/2020 15:54

2/33 Livingstone Street, Cohuna Vic 3568



Property Type:
Agent Comments

Indicative Selling Price
\$140,000

Median House Price
December quarter 2019: \$186,500

Comparable Properties



21 Kirby St COHUNA 3568 (REI/VG)

Agent Comments



Price: \$140,500
Method: Private Sale
Date: 11/10/2019
Property Type: House
Land Size: 637 sqm approx



105 Channel St COHUNA 3568 (VG)

Agent Comments



Price: \$130,000
Method: Sale
Date: 07/10/2019
Property Type: House (Res)
Land Size: 969 sqm approx



53 King Edward St COHUNA 3568 (VG)

Agent Comments



Price: \$105,000
Method: Sale
Date: 09/09/2019
Property Type: House (Res)
Land Size: 1012 sqm approx

Account - Golden Rivers Real Estate Pty Ltd | P: 03 54532999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.