

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 OVENS COURT, COBRAM, VIC 3644

 3  1  1

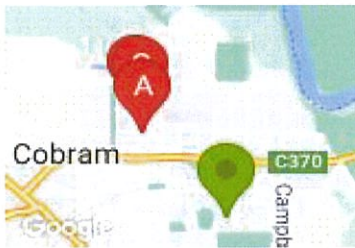
Indicative Selling Price

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

Single Price: \$270,000

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$417,000

01 October 2021 to 30 September 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.



15 CHARLES ST, COBRAM, VIC 3644

 3  1  1

Sale Price

\$300,000

Sale Date: 02/09/2022

Distance from Property: 866m



15 STOKES AVE, COBRAM, VIC 3644

 3  1  1

Sale Price

\$325,000

Sale Date: 17/08/2022

Distance from Property: 1km



13 STOKES AVE, COBRAM, VIC 3644

 3  2  3

Sale Price

\$315,000

Sale Date: 29/04/2022

Distance from Property: 1km



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5 OVENS COURT, COBRAM, VIC 3644



Owner Details

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

Owner Type: Rental

Property Details

Property Type: House - N/A
RPD: 58//LP87117 (8830442)

Land Use: DETACHED DWELLING (EXISTING)
Zoning: GENERAL RESIDENTIAL ZONE - SCHEDULE 1
Council: MOIRA SHIRE
Features: Fully Fenced

 3  1  1

Area: 745 m²
Area \$/m²: \$224
Water/Sewerage:
Property ID: 9640639 / VIC5477270
UBD Ref: UBD Ref:

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 167,000	04/02/2021	RORATO; RORATO	745 m²	Normal Sale	No
\$ 140,000	28/10/2016	WRIGHT	745 m²	Normal Sale	No
\$ 115,000	09/11/2015	WHITTINGHAM	745 m²	Normal Sale	No
\$ 90,000	26/09/2008	HOUSING COMMISSION	745 m²	Normal Sale	No

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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 the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

5 OVENS COURT, COBRAM, VIC 3644

Indicative selling price

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

Single Price: \$270,000

Median sale price

Median price

\$417,000

Property type

House

Suburb

COBRAM

Period

01 October 2021 to 30 September 2022

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
15 CHARLES ST, COBRAM, VIC 3644	\$300,000	02/09/2022
15 STOKES AVE, COBRAM, VIC 3644	\$325,000	17/08/2022
13 STOKES AVE, COBRAM, VIC 3644	\$315,000	29/04/2022

This Statement of Information was prepared on: 11/11/2022