

# STATEMENT OF INFORMATION

24 APRICOT CIRCUIT, COBRAM, VIC

PREPARED BY BRENDAN MUSTICA, ANDREW JENKINS REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 24 APRICOT CIRCUIT, COBRAM, VIC

 4  2  2

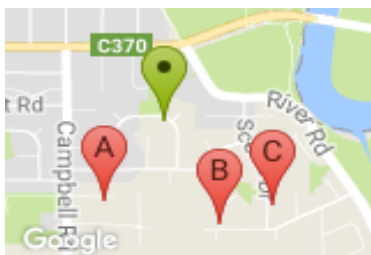
#### Indicative Selling Price

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

Single Price: **\$430,000**

Provided by: Brendan Mustica, Andrew Jenkins Real Estate

## MEDIAN SALE PRICE



### COBRAM, VIC, 3644

#### Suburb Median Sale Price (House)

**\$250,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



### 13 ELBERTA CRT, COBRAM, VIC 3644

 4  2  2

#### Sale Price

**\$375,000**

Sale Date: 09/04/2018

Distance from Property: 356m



### 1 VILLA CRT, COBRAM, VIC 3644

 3  2  2

#### Sale Price

**\$380,000**

Sale Date: 05/03/2018

Distance from Property: 421m



### 25 SCENIC DR, COBRAM, VIC 3644

 3  2  2

#### Sale Price

**\$475,000**

Sale Date: 29/01/2018

Distance from Property: 483m



This report has been compiled on 25/06/2018 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 in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

24 APRICOT CIRCUIT, 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:

\$430,000

Median sale price

Median price

\$250,000

House

X

Unit

Suburb

COBRAM

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
13 ELBERTA CRT, COBRAM, VIC 3644	\$375,000	09/04/2018
1 VILLA CRT, COBRAM, VIC 3644	\$380,000	05/03/2018
25 SCENIC DR, COBRAM, VIC 3644	\$475,000	29/01/2018