

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 WILLS STREET COBRAM VIC 3644

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$412,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

House

Suburb

Cobram

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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

A* 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

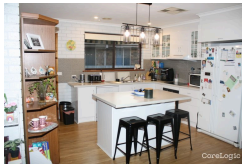
Date of sale

27 HUME STREET COBRAM VIC 3644	\$385,000	27-May-24
11 TOMS DRIVE COBRAM VIC 3644	\$390,000	18-Aug-23
3 DENISE ROAD COBRAM VIC 3644	\$387,500	10-May-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 24 September 2024



27 HUME STREET COBRAM VIC 3644

Sold Price **\$385,000** Sold Date **27-May-24**

 3  1  -

Distance **0.1km**

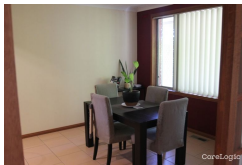


11 TOMS DRIVE COBRAM VIC 3644

Sold Price **\$390,000** Sold Date **18-Aug-23**

 3  1  2

Distance **0.41km**



3 DENISE ROAD COBRAM VIC 3644

Sold Price **\$387,500** Sold Date **10-May-23**

 3  1  1

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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