

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 1/2A IVY STREET, COBRAM, VIC 3644

### Indicative selling price

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

Price Range: \$230,000 to \$247,000

### Median sale price

Median price \$175,000

House

Unit

X

Suburb

COBRAM

Period

01 January 2017 to 31 December  
2017

Source

 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
148 HIGH ST, COBRAM, VIC 3644	*\$320,000	09/01/2018
2/9 PUNT RD, COBRAM, VIC 3644	\$215,000	26/08/2017
2/7 GREGORY ST, COBRAM, VIC 3644	Price Withheld	03/10/2017