

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 RITCHIE ROAD, COBRAM, VIC 3644

 5  2  10

Indicative Selling Price

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

Single Price: \$765,000

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$270,000

01 January 2019 to 31 December 2019

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



29 CATONA CRES, COBRAM, VIC 3644

 4  2  5

Sale Price

\$540,000

Sale Date: 18/05/2019

Distance from Property: 1.7km



14 CHURCHILL RD, YARROWEYAH, VIC 3644

 3  2  2

Sale Price

\$315,000

Sale Date: 12/06/2019

Distance from Property: 4.1km



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.

Property offered for sale

Address
Including suburb and **21 RITCHIE ROAD, COBRAM, VIC 3644**

Indicative selling price

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

Single Price: **\$765,000**

Median sale price

Median price **\$270,000** Property type **House** Suburb **COBRAM**
Period **01 January 2019 to 31 December 2019** Source ****

Comparable property sales

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.

Address of comparable property	Price	Date of sale
29 CATONA CRES, COBRAM, VIC 3644	\$540,000	18/05/2019
14 CHURCHILL RD, YARROWEYAH, VIC 3644	\$315,000	12/06/2019

This Statement of Information was prepared

17/01/2020