

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 WONDAH STREET, COBRAM, VIC 3644

 4  -  -

Indicative Selling Price

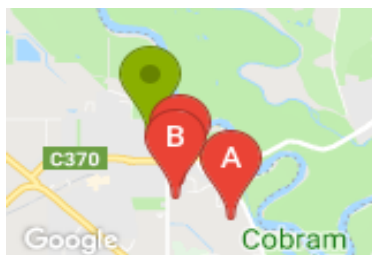
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$369,000

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.



24 GATTUSO DR, COBRAM, VIC 3644

 4  2  2

Sale Price

***\$355,000**

Sale Date: 25/06/2018

Distance from Property: 1.6km



13 ELBERTA CRT, COBRAM, VIC 3644

 4  2  2

Sale Price

\$375,000

Sale Date: 09/04/2018

Distance from Property: 987m



8 APRICOT CCT, COBRAM, VIC 3644

 3  2  5

Sale Price

\$330,000

Sale Date: 01/03/2018

Distance from Property: 803m



This report has been compiled on 26/06/2018 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2018 - 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

28 WONDAH STREET, COBRAM, VIC 3644

Indicative selling price

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

Single Price:

\$369,000

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
24 GATTUSO DR, COBRAM, VIC 3644	*\$355,000	25/06/2018
13 ELBERTA CRT, COBRAM, VIC 3644	\$375,000	09/04/2018
8 APRICOT CCT, COBRAM, VIC 3644	\$330,000	01/03/2018