

STATEMENT OF INFORMATION

11 BREPBIR STREET, COBRAM, VIC 3644

PREPARED BY RURAL PROPERTY INTERNATIONAL, 2/17 MAIN STREET COBRAM

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



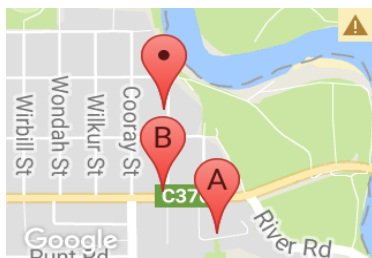
11 BREPBIR STREET, COBRAM, VIC 3644 4 2 2

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$265,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



29 BURKE CRT, COBRAM, VIC 3644

4 2 2

Sale Price

\$345,000

Sale Date: 15/05/2017

Distance from Property: 491m



73 MOOKARII ST, COBRAM, VIC 3644

3 1 1

Sale Price

***\$252,000**

Sale Date: 16/10/2017

Distance from Property: 304m



21 BOORIN ST, COBRAM, VIC 3644

3 1 2

Sale Price

***\$222,500**

Sale Date: 12/10/2017

Distance from Property: 308m

This report has been compiled on 15/11/2017 by Rural Property International. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

11 BREPBIR STREET, COBRAM, VIC 3644

Indicative selling price

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

Price Range:

Median sale price

Median price

\$265,000

House

X

Unit


Suburb

COBRAM

Period

01 October 2016 to 30 September 2017

Source



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
29 BURKE CRT, COBRAM, VIC 3644	\$345,000	15/05/2017
73 MOOKARII ST, COBRAM, VIC 3644	*\$252,000	16/10/2017
21 BOORIN ST, COBRAM, VIC 3644	*\$222,500	12/10/2017