

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

382 CAMPBELL ROAD 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

House

Suburb

Cobram

Period-from

01 Apr 2021

to

31 Mar 2022

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

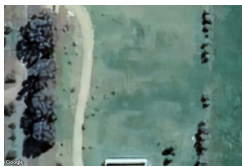
Date of sale

11 BARNES ROAD COBRAM EAST VIC 3644	\$435,000	18-Mar-20
60 CHURCHILL ROAD YARROWEYAH VIC 3644	\$375,000	10-Dec-21
697 COTTONS ROAD MUCKATAH VIC 3644	\$450,000	30-Jan-22

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: 21 April 2022



**11 BARNES ROAD COBRAM EAST
VIC 3644**

Sold Price **\$435,000** Sold Date **18-Mar-20**

 3  2  2

Distance -



**60 CHURCHILL ROAD
YARROWEYAH VIC 3644**

Sold Price **\$375,000** Sold Date **10-Dec-21**

 3  1  2

Distance **5.06km**



**697 COTTONS ROAD MUCKATAH
VIC 3644**

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **30-Jan-22**

 3  1  4

Distance **6.83km**

RS = Recent sale

UN = Undisclosed Sale

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