

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 or
locality and postcode

129 Channel Street, Cohuna Vic 3568

Indicative selling price

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

Single price \$95,000

Median sale price

Median price \$173,800

Property Type House

Suburb Cohuna

Period - From 26/09/2018

to 25/09/2019

Source REIV

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.

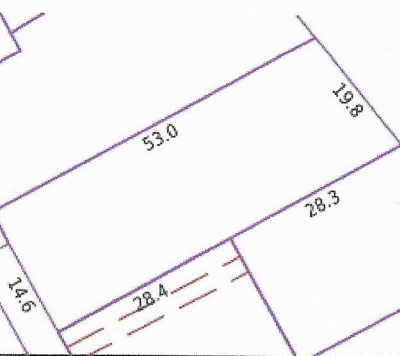
Address of comparable property			Price	Date of sale
1	33 Market St COHUNA 3568		\$90,000	05/07/2018
2	30 William St COHUNA 3568		\$86,000	19/07/2019
3	86 King Edward St COHUNA 3568		\$75,000	29/03/2019

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:

26/09/2019 10:46



Property Type: House (Previously Occupied - Detached)

Land Size: 1082 sqm approx

Agent Comments

Indicative Selling Price

\$95,000

Median House Price

26/09/2018 - 25/09/2019: \$173,800

Comparable Properties



33 Market St COHUNA 3568 (REI/VG)



Agent Comments

Price: \$90,000

Method: Private Sale

Date: 05/07/2018

Property Type: House

Land Size: 700 sqm approx



30 William St COHUNA 3568 (VG)



Agent Comments

Price: \$86,000

Method: Sale

Date: 19/07/2019

Property Type: House (Res)

Land Size: 766 sqm approx



86 King Edward St COHUNA 3568 (VG)



Agent Comments

Price: \$75,000

Method: Sale

Date: 29/03/2019

Property Type: House (Res)

Land Size: 1012 sqm approx