

# 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 or  
locality and postcode

38 Parrot Street Cobden

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$150,000

or range between \$\*

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$202,501

\*House ☒

\*Unit ☐

Suburb  
or locality

Cobden3266

Period - From 1<sup>st</sup> March  
2017

to 26<sup>th</sup> March 2018

Source Realestate.com.au

### 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

53 Silvester Street Cobden	\$130,000	November 2017
119 Curdie Street Cobden	\$149,000	July 2017
26 Tobruk Street Cobden	\$155,000	Feb 2018

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.