

STATEMENT OF INFORMATION

9 PACKHAM DRIVE, COBRAM, VIC 3644 PREPARED BY AMANDA RAMSAY, ANDREW JENKINS REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



COBRAM, VIC, 3644

Indicative Selling Price

Suburb Median Sale Price (House)

\$458,650

Price Range:

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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

	18 BREPBIR ST, COBRAM, VIC 3644	📇 4 🔄 3 🖶 4
	Sale Price \$1,060,000 Sale Date: 28/09/2023	
		Distance from Property: 2km
	9 VIEW CRT, COBRAM, VIC 3644	📇 4 🔄 2 🖶 1
K	Sale Price \$1,470,000 Sale Date: 18/04/2024	

9 PACKHAM DRIVE, COBRAM, VIC 3644 🛛 🖾 - 🖾 -

\$1,400,000 to \$1,450,000

Provided by: Amanda Ramsay, Andrew Jenkins Real Estate

This report has been compiled on 02/10/2024 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Distance from Property: 1.7km

Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

9 PACKHAM DRIVE, COBRAM, VIC 3644

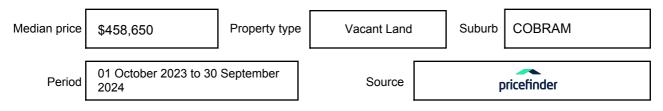
Indicative selling price

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

Price Range:

\$1,400,000 to \$1,450,000

Median sale price



Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
18 BREPBIR ST, COBRAM, VIC 3644	\$1,060,000	28/09/2023
9 VIEW CRT, COBRAM, VIC 3644	\$1,470,000	18/04/2024

This Statement of Information was prepared on: 02/10/2024

