

# STATEMENT OF INFORMATION

23 CORNISH STREET, COBRAM, VIC 3644
PREPARED BY BRENDAN MUSTICA, ANDREW JENKINS REAL ESTATE



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 23 CORNISH STREET, COBRAM, VIC 3644 🕮 3 🕒 1







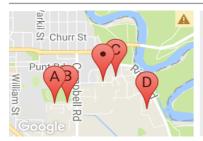
**Indicative Selling Price** 

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

Single Price: \$360,000

Provided by: Brendan Mustica, Andrew Jenkins Real Estate

#### **MEDIAN SALE PRICE**



COBRAM, VIC, 3644

**Suburb Median Sale Price (House)** 

\$260,000

01 January 2017 to 31 December 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.



28 DUDLEY PARK LANE, COBRAM, VIC 3644







Sale Price

\$340,000

Sale Date: 09/01/2018

Distance from Property: 725m













mount ben

**Sale Price** 

\*\$340,000

Sale Date: 10/10/2017

Distance from Property: 572m





35 CORNISH ST, COBRAM, VIC 3644







Sale Price

\$355,000

Sale Date: 22/09/2017

Distance from Property: 180m







# 



Sale Price \$370,000 Sale Date: 03/11/2017

Distance from Property: 711m



# 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	23 CORNISH STREET, COBRAM, VIC 3644
---	-------------------------------------

# Indicative selling price

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

Single Price:	\$360,000

### Median sale price

Median price	\$260,000	House	Χ	Unit	Suburb	COBRAM
Period	01 January 2017 to 31 December 2017		Source	p	ricefinder	

### 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
28 DUDLEY PARK LANE, COBRAM, VIC 3644	\$340,000	09/01/2018
10 DUDLEY PARK LANE, COBRAM, VIC 3644	*\$340,000	10/10/2017
35 CORNISH ST, COBRAM, VIC 3644	\$355,000	22/09/2017
2 ALEXANDRA CRT, COBRAM, VIC 3644	\$370,000	03/11/2017