

# 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

69 King Edward Street, Cohuna Vic 3568

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$190,000

### Median sale price

Median price

\$191,300

Property Type

House

Suburb

Cohuna

Period - From

01/07/2018

to

30/06/2019

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	8 Channel St COHUNA 3568	\$207,000	26/07/2019
2	13 Sampson St COHUNA 3568	\$197,000	14/08/2019
3	15 Mead St COHUNA 3568	\$180,000	15/08/2019

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:

12/10/2019 09:49

69 King Edward Street, Cohuna Vic 3568



3 -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1012 sqm approx

Agent Comments

**Indicative Selling Price**

\$190,000

**Median House Price**

Year ending June 2019: \$191,300

## Comparable Properties



**8 Channel St COHUNA 3568 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$207,000

**Method:** Private Sale

**Date:** 26/07/2019

**Property Type:** House

**Land Size:** 800 sqm approx



**13 Sampson St COHUNA 3568 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$197,000

**Method:** Private Sale

**Date:** 14/08/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 1016 sqm approx



**15 Mead St COHUNA 3568 (REI/VG)**

Agent Comments

3 1 3

**Price:** \$180,000

**Method:** Private Sale

**Date:** 15/08/2019

**Property Type:** House

**Land Size:** 886 sqm approx

**Account** - Golden Rivers Real Estate Pty Ltd | P: 03 54532999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.