

## STATEMENT OF INFORMATION

27 HALL STREET, COHUNA, VIC 3568

PREPARED BY CHARLES L KING & CO, 7 MARKET STREET COHUNA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**27 HALL STREET, COHUNA, VIC 3568**

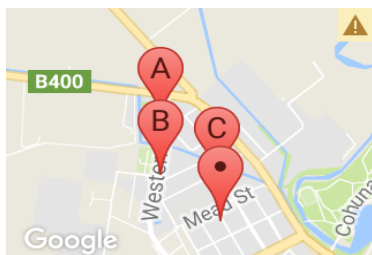
 2  1  -

**Indicative Selling Price**

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

**Price Range: \$100,000 to \$110,000**

## MEDIAN SALE PRICE



**COHUNA, VIC, 3568**

**Suburb Median Sale Price (House)**

**\$170,000**

01 October 2016 to 30 September 2017

Provided by: 

## 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.



**20 WESTERN RD, COHUNA, VIC 3568**

 2  1  2

**Sale Price**

**\*\$125,000**

Sale Date: 25/11/2017

Distance from Property: 823m



**23 WESTERN RD, COHUNA, VIC 3568**

 2  1  2

**Sale Price**

**\$130,000**

Sale Date: 25/07/2017

Distance from Property: 525m



**123 CHANNEL ST, COHUNA, VIC 3568**

 2  1  -

**Sale Price**

**\$75,000**

Sale Date: 07/07/2017

Distance from Property: 281m



This report has been compiled on 20/12/2017 by Charles L King & Co. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

27 HALL 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)

Price Range:

\$100,000 to \$110,000

Median sale price

Median price

\$170,000

House

X

Unit


Suburb

COHUNA

Period

01 October 2016 to 30 September 2017

Source



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
20 WESTERN RD, COHUNA, VIC 3568	*\$125,000	25/11/2017
23 WESTERN RD, COHUNA, VIC 3568	\$130,000	25/07/2017
123 CHANNEL ST, COHUNA, VIC 3568	\$75,000	07/07/2017