

## 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 13 SHENFIELD STREET, COBDEN, VIC 3266

### Indicative selling price

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

Price Range: \$250,000

### Median sale price

Median price \$259,000 House ☒ Unit ☐ Suburb COBDEN  
Period 01 January 2017 to 31 December 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
53 SILVESTER ST, COBDEN, VIC 3266	*\$130,000	19/11/2017
5 RIX AVE, COBDEN, VIC 3266	\$228,000	15/09/2017
24 PETER ST, COBDEN, VIC 3266	Price Withheld	24/08/2017

