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 and postcode

1/15 QUEEN	STREET (COBRAM	VIC 3644
IT TO GOLLIN	OTTOEL I		110 0011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$365,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$335,000	Prope	Property type		Unit		Cobram
Period-from	01 Nov 2023	to	31 Oct 2	2024	Source		Corelogic

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
41 WILLIAM STREET COBRAM VIC 3644	\$350,000	30-May-24
2/9 MITCHELL STREET COBRAM VIC 3644	\$355,000	19-Mar-24
2B FRANCIS DRIVE COBRAM VIC 3644	\$335,000	29-Aug-24

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 November 2024



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Mark Seeliger M 0431405045

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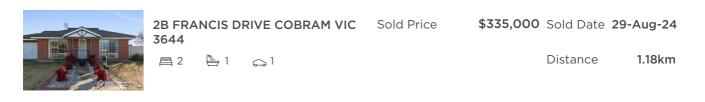
 ${\sf E} \quad mark@seeligerrealestate.com.au$



41 WIL 3644	LIAM ST	REET COBRAM VIC	Sold Price	\$350,000	Sold Date	30-May-24
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1000	2/9 MITCHELL STREET COBRAM VIC 3644			Sold Price	\$355,000	Sold Date	19-Mar-24
	昌 2		ç⇒ 2			Distance	0.78km



RS = Recent sale UN = Undisclosed Sale

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