# 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 | <del>or range</del><br><del>between</del> | & |  |
|--------------|-----------|---|---|--|
|              |           |   |   |  |

#### 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



consumer.vic.gov.au



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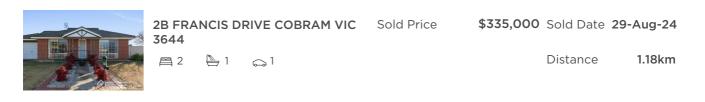
 ${\sf E} \quad mark@seeligerrealestate.com.au$ 



| 41 WIL<br>3644 | LIAM ST | REET COBRAM VIC | Sold Price | \$350,000 | Sold Date | 30-May-24 |
|----------------|---------|-----------------|------------|-----------|-----------|-----------|
| 昌 2            | 1 🖳     | <b>⇔</b> 1      |            |           | Distance  | 0.28km    |
|                |         |                 |            |           |           |           |



| 1000 | 2/9 MITCHELL STREET COBRAM<br>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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