

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

10 Bankhead Street, Cohuna Vic 3568

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$245,000

Median sale price

Median price

\$227,500

House

X

Unit

Suburb or locality

Cohuna

Period - From

01/04/2018

to

31/03/2019

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 eighteen 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	13 Margaret St COHUNA 3568	\$245,000	10/09/2018
2	19 Margaret St COHUNA 3568	\$240,000	30/04/2018
3	18 Belmont St COHUNA 3568	\$235,000	18/07/2018

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 eighteen months.~~

10 Bankhead Street, Cohuna Vic 3568



3 1 Rear

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1012 sqm approx

Agent Comments

Rear lane access with shedding with power, large yard and all rooms newly carpeted and painted

Indicative Selling Price

\$245,000

Median House Price

Year ending March 2019: \$227,500

Comparable Properties

13 Margaret St COHUNA 3568 (VG)

3 - -

Agent Comments

Price: \$245,000

Method: Sale

Date: 10/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 1067 sqm approx

19 Margaret St COHUNA 3568 (REI/VG)

3 2 6

Agent Comments

Price: \$240,000

Method: Private Sale

Date: 30/04/2018

Rooms: 4

Property Type: House

Land Size: 1042 sqm approx

18 Belmont St COHUNA 3568 (REI/VG)

3 1 3

Agent Comments

Price: \$235,000

Method: Private Sale

Date: 18/07/2018

Rooms: 4

Property Type: House

Land Size: 841 sqm approx