

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

31 DUDLEY PARK LANE COBRAM VIC 3644

Indicative selling price

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

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$211,250

Property type

Land

Suburb

Cobram

Period-from

01 Oct 2023

to

30 Sep 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

24 DUDLEY PARK LANE COBRAM VIC 3644	\$695,000	04-Jun-24
13 JOSEPHINE COURT COBRAM VIC 3644	\$750,000	07-Dec-23
2 THOMPSON AVENUE COBRAM VIC 3644	\$680,000	15-Jun-23

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: 02 October 2024



**24 DUDLEY PARK LANE COBRAM
 VIC 3644**

 4  2  2

Sold Price **\$695,000** Sold Date **04-Jun-24**

Distance **0.15km**



**13 JOSEPHINE COURT COBRAM
 VIC 3644**

 4  2  2

Sold Price **\$750,000** Sold Date **07-Dec-23**

Distance **0.7km**



**2 THOMPSON AVENUE COBRAM
 VIC 3644**

 3  2  4

Sold Price **\$680,000** Sold Date **15-Jun-23**

Distance **0.96km**

RS = Recent sale UN = Undisclosed Sale

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