

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 GEMMELL STREET, COBRAM, VIC 3644

 2  1  1

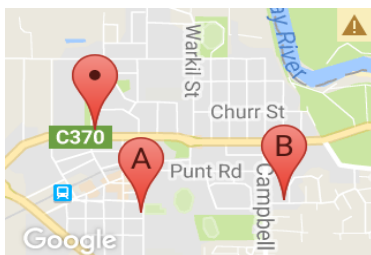
Indicative Selling Price

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

Single Price: **\$239,500**

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$251,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



2/111 QUEEN ST, COBRAM, VIC 3644

 2  1  1

Sale Price

\$238,000

Sale Date: 19/01/2018

Distance from Property: 684m



5 GLENAVON ST, COBRAM, VIC 3644

 3  1  1

Sale Price

***\$245,000**

Sale Date: 10/11/2017

Distance from Property: 677m



1/7 CORNISH ST, COBRAM, VIC 3644

 3  1  1

Sale Price

\$240,000

Sale Date: 06/06/2017

Distance from Property: 1.4km



This report has been compiled on 17/04/2018 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

2 GEMMELL STREET, COBRAM, VIC 3644

Indicative selling price

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

Single Price:

\$239,500

Median sale price

Median price

\$251,000

House

X

Unit

Suburb

COBRAM

Period

01 April 2017 to 31 March 2018

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
2/111 QUEEN ST, COBRAM, VIC 3644	\$238,000	19/01/2018
5 GLENAVON ST, COBRAM, VIC 3644	*\$245,000	10/11/2017
1/7 CORNISH ST, COBRAM, VIC 3644	\$240,000	06/06/2017