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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

9 Toms Drive Cobram VIC 3644

 3    1    1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$250,000 &amp; \$320,000













## Median Sale Price

\$258,000 Houses in Cobram between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## 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.

	<b>11 Toms Drive Cobram VIC 3644</b>	Sold Price	<b>\$280,000</b>	Sold Date	<b>12-Jan-19</b>
	 3  1  2			Distance	<b>0.02km</b>
	<b>1 Toms Drive Cobram VIC 3644</b>	Sold Price	<b>\$265,000</b>	Sold Date	<b>17-Aug-18</b>
	 3  1  2			Distance	<b>0.09km</b>
	<b>22 Toms Drive Cobram VIC 3644</b>	Sold Price	<b>\$250,000</b>	Sold Date	<b>17-Apr-19</b>
	 3  1  1			Distance	<b>0.12km</b>

**RS** = Recent sale

**UN** = Undisclosed Sale

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