

# 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 53 Silvester Street, Cobden Vic 3266  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$320,000

### Median sale price

Median price \$380,000 Property Type House Suburb Cobden

Period - From 12/07/2023 to 11/07/2024 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 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
1	74 Curdie St COBDEN 3266	\$350,000	18/03/2024
2	11 Silvester St COBDEN 3266	\$347,000	16/05/2024
3	21 Tobruk St COBDEN 3266	\$272,000	12/02/2024

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: 12/07/2024 10:28



**Property Type:** House (Res)  
**Land Size:** 1010 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$320,000  
**Median House Price**  
 12/07/2023 - 11/07/2024: \$380,000

## Comparable Properties



**74 Curdie St COBDEN 3266 (REI/VG)**

Agent Comments



**Price:** \$350,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2024  
**Property Type:** House (Res)  
**Land Size:** 1018 sqm approx



**11 Silvester St COBDEN 3266 (REI/VG)**

Agent Comments



**Price:** \$347,000  
**Method:** Private Sale  
**Date:** 16/05/2024  
**Property Type:** House  
**Land Size:** 764 sqm approx



**21 Tobruk St COBDEN 3266 (REI/VG)**

Agent Comments



**Price:** \$272,000  
**Method:** Private Sale  
**Date:** 12/02/2024  
**Property Type:** House  
**Land Size:** 613 sqm approx

**Account - Charles Stewart & Co** | P: 03 52315400 | F: 03 52313160