

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 BISOGNI DRIVE, COBRAM, VIC 3644







Indicative Selling Price

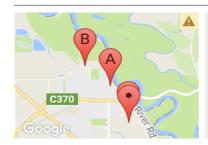
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$165,000

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$250,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

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.



28 BOORIN ST, COBRAM, VIC 3644







Sale Price

\$170,000

Sale Date: 19/01/2018

Distance from Property: 1.2km





SIMS RD, COBRAM, VIC 3644







Sale Price

\$200,000

Sale Date: 09/02/2018

Distance from Property: 2km





13 VILLA CRT, COBRAM, VIC 3644







Sale Price

\$118,000

Sale Date: 09/02/2018

Distance from Property: 103m



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	34 BISOGNI DRIVE, COBRAM, VIC 3644
---	------------------------------------

Indicative selling price

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

Single Price:	\$165,000

Median sale price

Median price	\$250,000	House	Χ	Unit		Suburb	COBRAM
Period	01 April 2017 to 31 March 2018			Sourc	ce	P	ricefinder

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
28 BOORIN ST, COBRAM, VIC 3644	\$170,000	19/01/2018
SIMS RD, COBRAM, VIC 3644	\$200,000	09/02/2018
13 VILLA CRT, COBRAM, VIC 3644	\$118,000	09/02/2018