

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 or
locality and postcode

18 Jewell Street, Cohuna Vic 3568

Indicative selling price

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

Single price

\$298,000

Median sale price

Median price

\$186,500

Property Type

House

Suburb

Cohuna

Period - From

01/10/2019

to

31/12/2019

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	30 Belmont St COHUNA 3568	\$290,000	18/02/2020
2	3 Nicol St COHUNA 3568	\$285,000	08/06/2019
3	8 Martin PI COHUNA 3568	\$277,000	31/03/2019

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:

16/03/2020 14:14

18 Jewell Street, Cohuna Vic 3568



3 2 3

Property Type: House

Agent Comments

Indicative Selling Price

\$298,000

Median House Price

December quarter 2019: \$186,500

Comparable Properties



30 Belmont St COHUNA 3568 (VG)

Agent Comments

3 - -

Price: \$290,000

Method: Sale

Date: 18/02/2020

Property Type: House (Res)

Land Size: 985 sqm approx



3 Nicol St COHUNA 3568 (REI/VG)

Agent Comments

4 2 2

Price: \$285,000

Method: Private Sale

Date: 08/06/2019

Property Type: House

Land Size: 1794 sqm approx



8 Martin Pl COHUNA 3568 (REI/VG)

Agent Comments

3 2 2

Price: \$277,000

Method: Private Sale

Date: 31/03/2019

Property Type: House

Land Size: 643 sqm approx

Account - Golden Rivers Real Estate Pty Ltd | P: 03 54532999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.