

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 and
postcode

11 BELVIEW STREET COBRAM VIC 3644

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$245,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

Cobram

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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

12 ANDRE STREET COBRAM VIC 3644	\$270,000	01-Jun-22
33 ANDRE STREET COBRAM VIC 3644	\$287,000	25-Jul-22
13 LAKE SIDE DRIVE COBRAM VIC 3644	\$210,000	28-Oct-22

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 November 2022



12 ANDRE STREET COBRAM VIC 3644

 3  2  2

Sold Price

^{RS} **\$270,000**

Sold Date

01-Jun-22

Distance

0.65km



33 ANDRE STREET COBRAM VIC 3644

 3  2  2

Sold Price

^{RS} **\$287,000**

Sold Date

25-Jul-22

Distance

0.77km



13 LAKE SIDE DRIVE COBRAM VIC 3644

 3  1  1

Sold Price

^{RS} **\$210,000** ^{UN}

Sold Date

28-Oct-22

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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