

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

21 GRASSO DRIVE 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

\$199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Land

Suburb

Cobram

Period-from

01 Jan 2023

to

31 Dec 2023

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

27 COSMO DRIVE COBRAM VIC 3644	\$196,000	28-Feb-23
LOT 85 BOSC STREET COBRAM VIC 3644	\$190,000	24-Nov-23
LOT 36 BOSC STREET COBRAM VIC 3644	\$200,000	04-Apr-23

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.~~

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27 COSMO DRIVE COBRAM VIC 3644

- - -

Sold Price **\$196,000** Sold Date **28-Feb-23**

Distance **2.05km**



LOT 85 BOSC STREET COBRAM VIC 3644

- - -

Sold Price **\$190,000** Sold Date **24-Nov-23**

Distance **2.6km**



LOT 36 BOSC STREET COBRAM VIC 3644

- - -

Sold Price **\$200,000** Sold Date **04-Apr-23**

Distance **2.69km**

RS = Recent sale UN = Undisclosed Sale

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