

# STATEMENT OF INFORMATION

100 KING EDWARD STREET, COHUNA, VIC 3568

PREPARED BY CHARLES L KING & CO, 7 MARKET STREET COHUNA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**100 KING EDWARD STREET, COHUNA, VIC**  4  1  1

### Indicative Selling Price

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

**Price Range:**

## MEDIAN SALE PRICE



**COHUNA, VIC, 3568**

Suburb Median Sale Price (House)

**\$168,900**

01 July 2016 to 30 June 2017

Provided by: 

## 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.



**99 ROVIRAS RD, COHUNA, VIC 3568**

 4  2  2

Sale Price

**\$480,000**

Sale Date: 29/03/2017

Distance from Property: 850m



**42 WILLIAM ST, COHUNA, VIC 3568**

 3  1  2

Sale Price

**\$121,000**

Sale Date: 30/06/2017

Distance from Property: 1.5km



**20 BARRHEAD ST, COHUNA, VIC 3568**

 3  1  -

Sale Price

**\$78,000**

Sale Date: 30/06/2017

Distance from Property: 1.7km



This report has been compiled on 25/08/2017 by Charles L King & Co. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

100 KING EDWARD STREET, COHUNA, VIC 3568

Indicative selling price

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

Price Range:

Median sale price

Median price

\$168,900

House

X

Unit


Suburb

COHUNA

Period

01 July 2016 to 30 June 2017

Source



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
99 ROVIRAS RD, COHUNA, VIC 3568	\$480,000	29/03/2017
42 WILLIAM ST, COHUNA, VIC 3568	\$121,000	30/06/2017
20 BARRHEAD ST, COHUNA, VIC 3568	\$78,000	30/06/2017