

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 JOSEPHINE COURT, COBRAM, VIC 3644  3  2  2

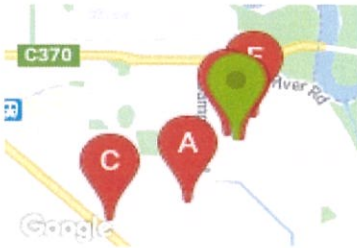
Indicative Selling Price

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

Single Price: **null**

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$270,000

01 July 2018 to 30 June 2019

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.



8 ELLEN DR, COBRAM, VIC 3644  3  2  2

Sale Price

****\$340,000**

Sale Date: 17/06/2019

Distance from Property: 580m



11 ELBERTA CRT, COBRAM, VIC 3644  3  2  4

Sale Price

****\$424,000**

Sale Date: 06/06/2019

Distance from Property: 77m



25 STURT ST, COBRAM, VIC 3644  3  2  2

Sale Price

\$375,000

Sale Date: 27/05/2019

Distance from Property: 1.1km



This report has been compiled on 15/07/2019 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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13 JOSEPHINE CRT, COBRAM, VIC 3644

 3  2  2

Sale Price

\$405,000

Sale Date: 05/12/2018

Distance from Property: 31m



23 CORNISH ST, COBRAM, VIC 3644

 3  3  2

Sale Price

\$345,000

Sale Date: 16/11/2018

Distance from Property: 216m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

2 JOSEPHINE COURT, COBRAM, VIC 3644

Indicative selling price

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

Single Price:

\$348,000

Median sale price

Median price

\$270,000

House

X

Unit

Suburb

COBRAM

Period

01 July 2018 to 30 June 2019

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
8 ELLEN DR, COBRAM, VIC 3644	**\$340,000	17/06/2019
11 ELBERTA CRT, COBRAM, VIC 3644	**\$424,000	06/06/2019
25 STURT ST, COBRAM, VIC 3644	\$375,000	27/05/2019

13 JOSEPHINE CRT, COBRAM, VIC 3644	\$405,000	05/12/2018
23 CORNISH ST, COBRAM, VIC 3644	\$345,000	16/11/2018

2 JOSEPHINE COURT, COBRAM, VIC 3644



Owner Details

Owner Name(s): THE PROPRIETORS
Owner Address: N/A
Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: House - N/A
RPD: 140//PS621041 (11160167)

Land Use: VACANT RESIDENTIAL DWELLING SITE/SURVEYED LOT
Zoning: GENERAL RESIDENTIAL ZONE - SCHEDULE 1
Council: MOIRA SHIRE
Features:

 3  2  2

Area: 529 m²
Area \$/m²: \$117
Water/Sewerage:
Property ID: 11214770 /
UBD Ref: UBD Ref:

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 62,000	04/10/2011	PARDO	0 m²	Normal Sale	No
\$ 65,000	04/12/2009	COBRAM ORCHARDS PTY LTD	0 m²	Normal Sale	No

