

# STATEMENT OF INFORMATION

1 NANCE COURT, COBRAM, VIC 3644

PREPARED BY ANDREW JENKINS, ANDREW JENKINS REAL ESTATE



# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 1 NANCE COURT, COBRAM, VIC 3644







**Indicative Selling Price** 

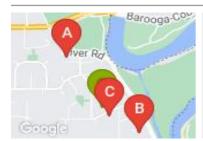
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$760,000

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

## **MEDIAN SALE PRICE**



# COBRAM, VIC, 3644

**Suburb Median Sale Price (House)** 

\$401,000

01 July 2021 to 30 June 2022

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.



# 5 VIEW CRT, COBRAM, VIC 3644







Sale Price

\$850,000

Sale Date: 24/03/2022

Distance from Property: 439m





32 RIO VISTA CRT, COBRAM, VIC 3644







Sale Price

\$745,000

Sale Date: 17/06/2022

Distance from Property: 312m





17 BISOGNI DR, COBRAM, VIC 3644







Sale Price

\$715.000

Sale Date: 19/11/2021

Distance from Property: 81m



# 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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

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Address Including suburb and postcode	1 NANCE COURT, COBRAM, VIC 3644
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#### Indicative selling price

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Single Price: \$760,000	Single Price:	\$760,000
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#### Median sale price

Median price	\$401,000 Property type		House	Suburb	Suburb COBRAM	
Period	01 July 2021 to 30 June 2022		Source	p	ricefinder	

#### 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
5 VIEW CRT, COBRAM, VIC 3644	\$850,000	24/03/2022
32 RIO VISTA CRT, COBRAM, VIC 3644	\$745,000	17/06/2022
17 BISOGNI DR, COBRAM, VIC 3644	\$715,000	19/11/2021

This Statement of Information was prepared on:

28/09/2022

