Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 30 Cochrane Drive, Snake Valley Vic 3351

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	l/underquo	ting		
Range betweer	\$290,000		&		\$310,000			
Median sale p	rice							
Median price	\$305,000	Pro	operty Type	Vac	ant land		Suburb	Snake Valley
Period - From	08/08/2022	to	07/08/2023		Sc	ource	REIV	

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

08/08/2023 13:53









Property Type: Agent Comments Indicative Selling Price \$290,000 - \$310,000 Median Land Price 08/08/2022 - 07/08/2023: \$305,000

Comparable Properties

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 eighteen months.

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