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 or locality and postcode	106 King George Street, Cohuna Vic 3568

Indicative selling price

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

Single price	$250,000

Median sale price

Median price	$197,000	Property Type	House	Suburb	Cohuna
Period - From	01/10/2018	to	30/09/2019	Source	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 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
1	18 Jewell St COHUNA 3568	$265,000	12/11/2018
2	21 Mead St COHUNA 3568	$260,000	28/02/2019
3	4 Bankhead St COHUNA 3568	$215,000	06/05/2019

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.~~

This Statement of Information was prepared on:	13/01/2020 12:29

CONSUMER AFFAIRS VICTORIA

106 King George Street, Cohuna Vic 3568

🛏 3   🛁 -   🚗

Property Type: House (Previously Occupied - Detached)
Land Size: 1416 sqm approx

Agent Comments

Indicative Selling Price
$250,000
Median House Price
Year ending September 2019: $197,000

Comparable Properties

18 Jewell St COHUNA 3568 (REI/VG)

🛏 3   🛁 2   🚗 3

Price: $265,000
Method: Private Sale
Date: 12/11/2018
Rooms: 4
Property Type: House
Land Size: 2218 sqm approx

Agent Comments

---

21 Mead St COHUNA 3568 (VG)

🛏 3   🛁 -   🚗 -

Price: $260,000
Method: Sale
Date: 28/02/2019
Property Type: House (Res)
Land Size: 910 sqm approx

Agent Comments

---

4 Bankhead St COHUNA 3568 (REI/VG)

🛏 3   🛁 1   🚗 3

Price: $215,000
Method: Private Sale
Date: 06/05/2019
Rooms: 4
Property Type: House
Land Size: 1012 sqm approx

Agent Comments