

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

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)

Agent Comments

3 2 3

Price: \$265,000

Method: Private Sale

Date: 12/11/2018

Rooms: 4

Property Type: House

Land Size: 2218 sqm approx

21 Mead St COHUNA 3568 (VG)

Agent Comments

3 - -

Price: \$260,000

Method: Sale

Date: 28/02/2019

Property Type: House (Res)

Land Size: 910 sqm approx



4 Bankhead St COHUNA 3568 (REI/VG)

Agent Comments

3 1 3

Price: \$215,000

Method: Private Sale

Date: 06/05/2019

Rooms: 4

Property Type: House

Land Size: 1012 sqm approx

Account - Golden Rivers Real Estate Pty Ltd | P: 03 54532999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.