

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

5 Jewell St, Cohuna Vic 3568

Indicative selling price

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

Single price

\$375,000

Median sale price

Median price

\$205,000

Property Type

House

Suburb

Cohuna

Period - From

01/11/2018

to

31/10/2019

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	5 Orrland Ct COHUNA 3568	\$400,000	12/02/2019
2	29 Fairway Cr COHUNA 3568	\$320,000	23/10/2018
3	24 Railway Av COHUNA 3568	\$315,000	21/08/2018

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:

01/11/2019 16:04

5 Jewell St, Cohuna Vic 3568



Property Type: Land
Land Size: 1683 sqm approx
Agent Comments

Indicative Selling Price
\$375,000

Median House Price
01/11/2018 - 31/10/2019: \$205,000

Comparable Properties

5 Orrland Ct COHUNA 3568 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 12/02/2019
Property Type: House (Res)
Land Size: 990 sqm approx



29 Fairway Cr COHUNA 3568 (REI)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 23/10/2018
Rooms: 8
Property Type: House



24 Railway Av COHUNA 3568 (REI/VG)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 21/08/2018
Rooms: 5
Property Type: House
Land Size: 1042 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.