

# STATEMENT OF INFORMATION

14 NICOLINA STREET, COBRAM, VIC 3644

PREPARED BY AMANDA RAMSAY, ANDREW JENKINS REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 NICOLINA STREET, COBRAM, VIC 3644**  3  2  4

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$580,000**

Provided by: Amanda Ramsay, Andrew Jenkins Real Estate

## MEDIAN SALE PRICE



**COBRAM, VIC, 3644**

Suburb Median Sale Price (House)

**\$469,325**

01 October 2023 to 30 September 2024

Provided by: 

## 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 agents representative considers to be most comparable to the property for sale.



**1 JOSEPHINE CRT, COBRAM, VIC 3644**  3  2  2

Sale Price

**\$557,000**

Sale Date: 25/09/2024

Distance from Property: 1.9km



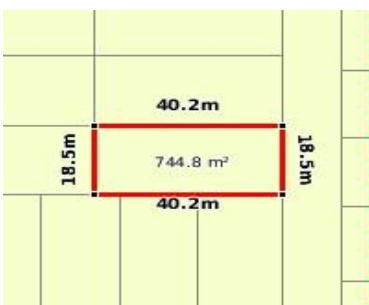
**20 ANVIL ST, COBRAM, VIC 3644**  3  2  3

Sale Price

**\$550,000**

Sale Date: 12/09/2024

Distance from Property: 411m



**1 NICOLINA ST, COBRAM, VIC 3644**  4  2  -

Sale Price

**\$632,500**

Sale Date: 16/08/2024

Distance from Property: 86m



This report has been compiled on 28/11/2024 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# 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](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

14 NICOLINA STREET, COBRAM, VIC 3644

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$580,000

### Median sale price

Median price

\$469,325

Property type

House

Suburb

COBRAM

Period

01 October 2023 to 30 September 2024

Source

 pricfinder

### 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 agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

1 JOSEPHINE CRT, COBRAM, VIC 3644	\$557,000	25/09/2024
20 ANVIL ST, COBRAM, VIC 3644	\$550,000	12/09/2024
1 NICOLINA ST, COBRAM, VIC 3644	\$632,500	16/08/2024

This Statement of Information was prepared on:

28/11/2024