

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

54 Cochrane Drive, Snake Valley Vic 3351

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$395,000

Property Type House

Suburb Snake Valley

Period - From 13/08/2019

to 12/08/2020

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	92 Nunns Rd SNAKE VALLEY 3351	\$395,000	20/01/2020
2	37 Nunns Rd SNAKE VALLEY 3351	\$346,000	25/03/2019
3	1039 Pittong Snake Valley Rd SNAKE VALLEY 3351	\$300,000	16/10/2019

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:

13/08/2020 14:14

Terrence Morse

03 5331 3911

0447 551 657

tmorse@bigginScott.com.au

Indicative Selling Price

\$350,000

Median House Price

13/08/2019 - 12/08/2020: \$395,000



2 1 2

Property Type: House

Agent Comments

Comparable Properties



92 Nunns Rd SNAKE VALLEY 3351 (REI)

Agent Comments

3 1 -

Price: \$395,000

Method: Private Sale

Date: 20/01/2020

Property Type: House

Land Size: 29374 sqm approx



37 Nunns Rd SNAKE VALLEY 3351 (REI)

Agent Comments

3 1 2

Price: \$346,000

Method: Private Sale

Date: 25/03/2019

Property Type: House

Land Size: 5261 sqm approx



1039 Pittong Snake Valley Rd SNAKE VALLEY 3351 (REI) Agent Comments

2 1 3

Price: \$300,000

Method: Private Sale

Date: 16/10/2019

Rooms: 3

Property Type: House

Land Size: 1148 sqm approx