

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 WONDAH STREET, COBRAM, VIC

 3  1  2

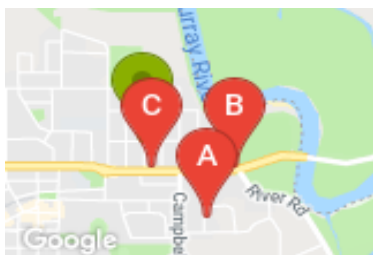
Indicative Selling Price

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

Single Price: \$315,000

Provided by: Brendan Mustica, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$251,000

01 July 2017 to 30 June 2018

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 agent's representative considers to be most comparable to the property for sale.



8 APRICOT CCT, COBRAM, VIC 3644

 3  2  5

Sale Price

\$330,000

Sale Date: 01/03/2018

Distance from Property: 695m



87 MOOKARII ST, COBRAM, VIC 3644

 3  1  4

Sale Price

\$305,000

Sale Date: 21/09/2017

Distance from Property: 648m



45 MOOKARII ST, COBRAM, VIC 3644

 3  1  3

Sale Price

\$318,000

Sale Date: 30/08/2017

Distance from Property: 196m



This report has been compiled on 18/07/2018 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 WONDAH STREET, COBRAM, VIC

Indicative selling price

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

Single Price:

\$315,000

Median sale price

Median price

\$251,000

House

X

Unit


Suburb

COBRAM

Period

01 July 2017 to 30 June 2018

Source



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 agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8 APRICOT CCT, COBRAM, VIC 3644	\$330,000	01/03/2018
87 MOOKARII ST, COBRAM, VIC 3644	\$305,000	21/09/2017
45 MOOKARII ST, COBRAM, VIC 3644	\$318,000	30/08/2017