

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 and
postcode

65 Cobains Road Sale VIC 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$134,500

Property type

Land

Suburb

Sale

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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

14 Millicent Court Sale VIC 3850	\$835,000	18-Jun-20
18 Sovereign Drive Wurruk VIC 3850	\$865,000	01-Sep-20
97 Sovereign Drive Wurruk VIC 3850	\$790,000	23-Jan-20

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: 27 October 2020



14 Millicent Court Sale VIC 3850

Sold Price

\$835,000

Sold Date

18-Jun-20

 4

 2

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Distance

0.25km



18 Sovereign Drive Wurruk VIC 3850

Sold Price

\$865,000

Sold Date

01-Sep-20

 5

 2

 6

Distance

5.5km



97 Sovereign Drive Wurruk VIC 3850

Sold Price

\$790,000

Sold Date

23-Jan-20

 5

 2

 6

Distance

5.65km

RS = Recent sale

UN = Undisclosed Sale

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