

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

4 Gemmell Street Cobram VIC 3644

Indicative selling price

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

Single Price

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$170,000

Property type

Land

Suburb

Cobram

Period-from

01 Jan 2021

to

31 Dec 2021

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

16 Elizabeth Street Cobram VIC 3644	\$310,000	21-May-21
2A Glenavon Street Cobram VIC 3644	\$314,000	21-May-21
82 Karook Street Cobram VIC 3644	\$267,500	09-Feb-21

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: 12 January 2022



16 Elizabeth Street Cobram VIC 3644

 3  2  1

Sold Price

\$310,000

Sold Date

21-May-21

Distance

0.54km



2A Glenavon Street Cobram VIC 3644

 3  1  3

Sold Price

\$314,000

Sold Date

21-May-21

Distance

0.6km



82 Karook Street Cobram VIC 3644

 3  1  2

Sold Price

\$267,500

Sold Date

09-Feb-21

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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