

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

40 William St, Cohuna Vic 3568

### Indicative selling price

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

Single price

\$190,000

### Median sale price

Median price

\$210,000

Property Type

House

Suburb

Cohuna

Period - From

01/04/2020

to

30/06/2020

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	1 Bankhead St COHUNA 3568	\$175,000	06/05/2020
2	46 King Edward St COHUNA 3568	\$175,000	16/04/2020
3	128 King George St COHUNA 3568	\$163,000	05/06/2020

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/08/2020 15:58

40 William St, Cohuna Vic 3568



3 -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 684 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$190,000

**Median House Price**

June quarter 2020: \$210,000

## Comparable Properties



**1 Bankhead St COHUNA 3568 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$175,000

**Method:** Private Sale

**Date:** 06/05/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 9222 sqm approx



**46 King Edward St COHUNA 3568 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$175,000

**Method:** Private Sale

**Date:** 16/04/2020

**Property Type:** House

**Land Size:** 1012 sqm approx



**128 King George St COHUNA 3568 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$163,000

**Method:** Private Sale

**Date:** 05/06/2020

**Property Type:** House

**Land Size:** 1016 sqm approx

**Account** - Golden Rivers Real Estate Pty Ltd | P: 03 54532999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.