

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

71 Channel Street, Cohuna Vic 3568

Indicative selling price

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

Range between \$300,000

&

\$330,000

Median sale price

Median price \$197,000

Property Type House

Suburb Cohuna

Period - From 01/10/2018

to

30/09/2019

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	29 Fairway Cr COHUNA 3568	\$320,000	23/10/2018
2	24 Railway Av COHUNA 3568	\$315,000	21/08/2018
3	120 Cohuna Mcmillans Rd COHUNA 3568	\$305,000	01/08/2018

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:

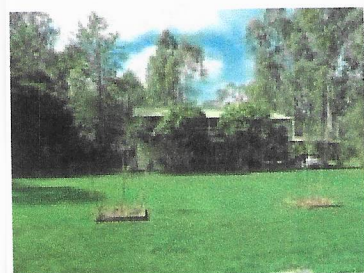
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Property Type:
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median House Price
Year ending September 2019: \$197,000

Comparable Properties



29 Fairway Cr COHUNA 3568 (REI)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 23/10/2018
Rooms: 8
Property Type: House

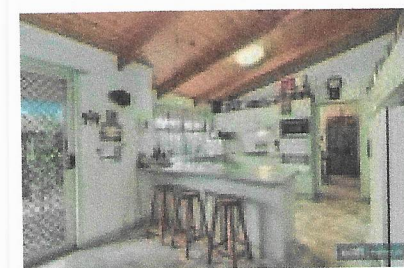


24 Railway Av COHUNA 3568 (REI/VG)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 21/08/2018
Rooms: 5
Property Type: House
Land Size: 1042 sqm approx



120 Cohuna Mcmillans Rd COHUNA 3568 (REI/VG)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 01/08/2018
Rooms: 5
Property Type: House
Land Size: 5978 sqm approx