

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

25 KAROOK 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

\$397,500

Property type

House

Suburb

Cobram

Period-from

01 Dec 2023

to

30 Nov 2024

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

41 WONDAH STREET COBRAM VIC 3644	\$320,000	13-Oct-23
12 CHRISTIE AVENUE COBRAM VIC 3644	\$310,000	26-Oct-23
21 WADESON STREET COBRAM VIC 3644	\$295,000	19-Sep-24

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: 09 December 2024



41 WONDAH STREET COBRAM VIC 3644 Sold Price **\$320,000** Sold Date **13-Oct-23**

 3  1  -

Distance **0.32km**



12 CHRISTIE AVENUE COBRAM VIC 3644 Sold Price **\$310,000** Sold Date **26-Oct-23**

 3  1  4

Distance **0.48km**



21 WADESON STREET COBRAM VIC 3644 Sold Price **\$295,000** Sold Date **19-Sep-24**

 3  1  2

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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