

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

70 Parrott Street, Cobden Vic 3266

Indicative selling price

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

Single price

\$300,000

Median sale price

Median price

\$393,500

Property Type

House

Suburb

Cobden

Period - From

01/04/2022

to

31/03/2023

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	68 Victoria St COBDEN 3266	\$308,000	13/09/2022
2	12 Old Port Campbell Rd COBDEN 3266	\$285,000	30/09/2022
3	97 Parrott St COBDEN 3266	\$280,000	06/02/2023

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:

18/04/2023 12:40



 3  - 

Property Type: House (Res)

Land Size: 975 sqm approx

Agent Comments

Indicative Selling Price

\$300,000

Median House Price

Year ending March 2023: \$393,500

Comparable Properties



68 Victoria St COBDEN 3266 (REI/VG)

Agent Comments

 2  1  1

Price: \$308,000

Method: Private Sale

Date: 13/09/2022

Property Type: House

Land Size: 1013 sqm approx



12 Old Port Campbell Rd COBDEN 3266 (VG)

Agent Comments

 3  -  -

Price: \$285,000

Method: Sale

Date: 30/09/2022

Property Type: House (Res)

Land Size: 700 sqm approx



97 Parrott St COBDEN 3266 (REI/VG)

Agent Comments

 3  1  2

Price: \$280,000

Method: Private Sale

Date: 06/02/2023

Property Type: House

Land Size: 975 sqm approx