

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

11a Cullen Street, Cohuna Vic 3568

Indicative selling price

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

Single price \$250,000

Median sale price

Median price \$191,300

House

X

Unit

Suburb or locality

Cohuna

Period - From 01/07/2018

to

30/06/2019

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 eighteen 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	13 Margaret St COHUNA 3568	\$245,000	10/09/2018
2	19 Margaret St COHUNA 3568	\$240,000	30/04/2018
3	18 Belmont St COHUNA 3568	\$235,000	18/07/2018

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 eighteen months.~~

11a Cullen Street, Cohuna Vic 3568



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$250,000
Median House Price
Year ending June 2019: \$191,300

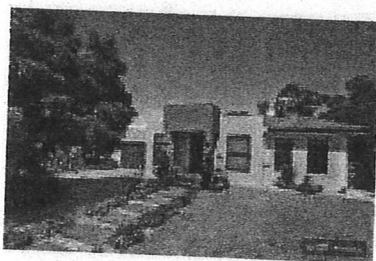
Comparable Properties

13 Margaret St COHUNA 3568 (VG)



Agent Comments

Price: \$245,000
Method: Sale
Date: 10/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 1067 sqm approx



19 Margaret St COHUNA 3568 (REI/VG)



Agent Comments

Price: \$240,000
Method: Private Sale
Date: 30/04/2018
Rooms: 4
Property Type: House
Land Size: 1042 sqm approx



18 Belmont St COHUNA 3568 (REI/VG)



Agent Comments

Price: \$235,000
Method: Private Sale
Date: 18/07/2018
Rooms: 4
Property Type: House
Land Size: 841 sqm approx