

## 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  
5 Hay Street, Cohuna Vic 3568

#### Indicative selling price

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

Range between \$330,000 & \$345,000

#### Median sale price

Median price \$180,000 House X Unit Suburb or locality Cohuna

Period - From 01/01/2018 to 31/12/2018 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	120 Cohuna Mcmillans Rd COHUNA 3568	\$305,000	01/08/2018
2	1a Kirby St COHUNA 3568	\$305,000	09/04/2018
3	5 Cullen St COHUNA 3568	\$305,000	11/05/2018

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.~~

5 Hay Street, Cohuna Vic 3568



**Rooms:**

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

**Land Size:** 1124 sqm approx

Agent Comments

**Indicative Selling Price**

\$330,000 - \$345,000

**Median House Price**

Year ending December 2018: \$180,000

## Comparable Properties



**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



**1a Kirby St COHUNA 3568 (VG)**

Agent Comments



**Price:** \$305,000

**Method:** Sale

**Date:** 09/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 910 sqm approx



**5 Cullen St COHUNA 3568 (REI/VG)**

Agent Comments



**Price:** \$305,000

**Method:** Private Sale

**Date:** 11/05/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 1042 sqm approx