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

1 ELBERTA COURT COBRAM VIC 3644

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range	5400000	&	\$440,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$399,000	Property type	House	Suburb	Cobram				

28 Feb 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2024

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.

to

Address of comparable property	Price	Date of sale
3 COSMO DRIVE COBRAM VIC 3644	\$415,000	29-Jan-25
12 RIVERTOWN GROVE COBRAM VIC 3644	\$440,000	04-Feb-25
1A IVY STREET COBRAM VIC 3644	\$440,000	16-Feb-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: 17 March 2025



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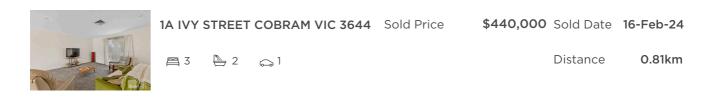
- M 0428577067
- E andrew@kerrrealestate.com.au



3 COSMO DRIVE COBRAM VIC 3644			Sold Price	\$415,000	Sold Date	29-Jan-25
昌 3	2	⇔ 2			Distance	0.34km



12 RIVERTOWN GROVE COBRAM VIC 3644			Sold Price	^{RS} \$440,000	Sold Date 04-Feb-25	
昌 3		⇔ 3			Distance	0.42km



RS = Recent sale UN = Undisclosed Sale

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