

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

2/45 BROADWAY 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$321,500

Property type

Unit

Suburb

Cobram

Period-from

01 Sep 2023

to

31 Aug 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

2/9 MITCHELL STREET COBRAM VIC 3644	\$355,000	19-Mar-24
2/17-19 MITCHELL STREET COBRAM VIC 3644	\$350,000	07-Jun-24
4/105-107 VERMONT STREET BAROOGA NSW 3644	\$350,000	22-Mar-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: 03 September 2024



**2/9 MITCHELL STREET COBRAM
VIC 3644**

 2  1  2

Sold Price

\$355,000

Sold Date

19-Mar-24

Distance

1.22km



**2/17-19 MITCHELL STREET
COBRAM VIC 3644**

 2  1  1

Sold Price

\$350,000

Sold Date

07-Jun-24

Distance

1.27km



**4/105-107 VERMONT STREET
BAROOGA NSW 3644**

 3  1  1

Sold Price

^{RS} **\$350,000**

Sold Date

22-Mar-24

Distance

4.41km

RS = Recent sale

UN = Undisclosed Sale

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