

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

33 GRASSO DRIVE 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

\$195,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$218,750

Property type

Land

Suburb

Cobram

Period-from

01 Jul 2023

to

30 Jun 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

21 GRASSO DRIVE COBRAM VIC 3644	\$183,000	07-Mar-24
18 VERNA DRIVE COBRAM VIC 3644	\$186,500	05-May-23
LOT 42 ANJOU CIRCUIT COBRAM VIC 3644	\$195,000	12-Apr-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: 25 July 2024

21 GRASSO DRIVE, COBRAM, VIC 3644



21 GRASSO DRIVE COBRAM VIC 3644

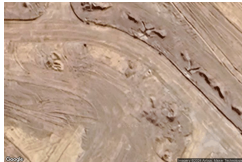
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Sold Price

\$183,000

Sold Date **07-Mar-24**

Distance **0.12km**



18 VERNA DRIVE COBRAM VIC 3644

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Sold Price

\$186,500

Sold Date **05-May-23**

Distance **0.26km**



LOT 42 ANJOU CIRCUIT COBRAM VIC 3644

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Sold Price

\$195,000

Sold Date **12-Apr-24**

Distance **2.91km**

RS = Recent sale

UN = Undisclosed Sale

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