

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

4 CARANDAY COURT 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

or range
between

\$330,000

&

\$363,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Cobram

Period-from

01 Jul 2024

to

30 Jun 2025

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

13 ARECA COURT COBRAM VIC 3644	\$350,000	26-Jun-25
22 GEMMELL STREET COBRAM VIC 3644	\$330,000	17-Mar-25
17 LISFARRON AVENUE COBRAM VIC 3644	\$358,000	04-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: 08 July 2025



13 ARECA COURT COBRAM VIC 3644

Sold Price

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

Sold Date

26-Jun-25

 3

 2

 2

Distance

0.13km



22 GEMMELL STREET COBRAM VIC 3644

Sold Price

\$330,000

Sold Date

17-Mar-25

 3

 1

 2

Distance

1.52km



17 LISFARRON AVENUE COBRAM VIC 3644

Sold Price

\$358,000

Sold Date

04-Apr-24

 3

 1

 2

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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