

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

6 DAVEY 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,250

Property type

House

Suburb

Cobram

Period-from

01 May 2024

to

30 Apr 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

16 IRENE STREET COBRAM VIC 3644	\$487,000	17-Feb-25
5/2 HORNER STREET COBRAM VIC 3644	\$515,000	06-Mar-24
16 CORNISH STREET COBRAM VIC 3644	\$495,000	10-May-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 May 2025



**16 IRENE STREET COBRAM VIC
3644**

 3  1  1

Sold Price

\$487,000

Sold Date

17-Feb-25

Distance

0.07km



**5/2 HORNER STREET COBRAM VIC
3644**

 3  2  2

Sold Price

\$515,000

Sold Date

06-Mar-24

Distance

0.88km



**16 CORNISH STREET COBRAM VIC
3644**

 3  2  2

Sold Price

\$495,000

Sold Date

10-May-24

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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