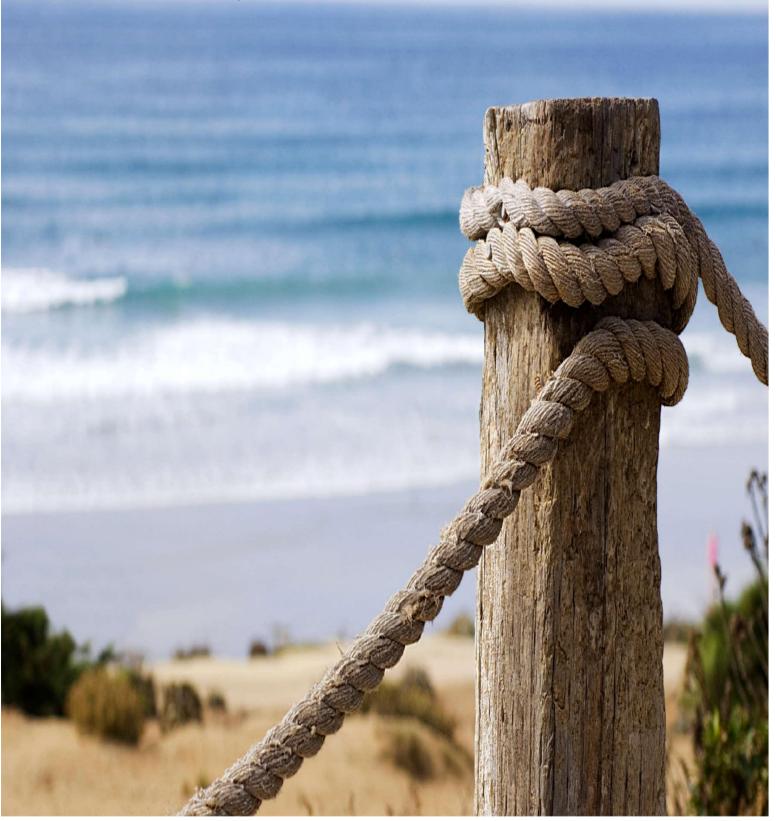
# STATEMENT OF INFORMATION

9 VIEW COURT, COBRAM, VIC 3644

PREPARED BY ANDREW JENKINS, ANDREW JENKINS REAL ESTATE







#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 9 VIEW COURT, COBRAM, VIC 3644







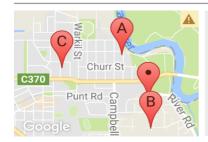
**Indicative Selling Price** 

For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

#### **MEDIAN SALE PRICE**



# COBRAM, VIC, 3644

**Suburb Median Sale Price (Vacant Land)** 

\$81,250

01 October 2016 to 30 September 2017

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

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.



### 17 BREPBIR ST, COBRAM, VIC 3644







Sale Price

\$162,500

Sale Date: 21/11/2016

Distance from Property: 744m





43 BISOGNI DR, COBRAM, VIC 3644







Sale Price

\$105,000

Sale Date: 21/03/2017

Distance from Property: 423m





10 ODWYER AVE, COBRAM, VIC 3644







**Sale Price** 

\$120,000

Sale Date: 08/05/2017

Distance from Property: 1.3km



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

Property offered for sale						
Address Including suburb and postcode	9 VIEW COURT, COBRAM, VIC 3644					
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting						
Price Range:		9				
Median sale price						
Median price	\$81,250 House	Unit	Suburb	COBRAM		
Period	01 October 2016 to 30 September 2017	Source	price	efinder		

#### Comparable property sales

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
17 BREPBIR ST, COBRAM, VIC 3644	\$162,500	21/11/2016
43 BISOGNI DR, COBRAM, VIC 3644	\$105,000	21/03/2017
10 ODWYER AVE, COBRAM, VIC 3644	\$120,000	08/05/2017

