

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

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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: 

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

 4  2  2

Sale Price

\$162,500

Sale Date: 21/11/2016

Distance from Property: 744m



43 BISOGNI DR, COBRAM, VIC 3644

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Sale Price

\$105,000

Sale Date: 21/03/2017

Distance from Property: 423m



10 ODWYER AVE, COBRAM, VIC 3644

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Sale Price

\$120,000

Sale Date: 08/05/2017

Distance from Property: 1.3km



This report has been compiled on 13/10/2017 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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:

Median sale price

Median price

\$81,250

House

Unit


Suburb

COBRAM

Period

01 October 2016 to 30 September 2017

Source



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 BREPDIR 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