

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 WARKIL STREET, COBRAM, VIC 3644

 2  1  -

Indicative Selling Price

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

Single Price: **\$139,500**

Provided by: Julie Glance, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$265,000

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.



4 GOLDEN CRT, COBRAM, VIC 3644

 3  1  -

Sale Price

***\$60,000**

Sale Date: 30/10/2017

Distance from Property: 691m



13 BOORIN ST, COBRAM, VIC 3644

 3  1  1

Sale Price

\$124,000

Sale Date: 01/09/2017

Distance from Property: 333m



16 ELIZABETH ST, COBRAM, VIC 3644

 3  1  1

Sale Price

\$132,000

Sale Date: 08/07/2017

Distance from Property: 145m



This report has been compiled on 21/11/2017 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

15 WARKIL STREET, COBRAM, VIC 3644

Indicative selling price

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

Single Price:

\$139,500

Median sale price

Median price

\$265,000

House

Unit

Suburb

COBRAM

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

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
4 GOLDEN CRT, COBRAM, VIC 3644	*\$60,000	30/10/2017
13 BOORIN ST, COBRAM, VIC 3644	\$124,000	01/09/2017
16 ELIZABETH ST, COBRAM, VIC 3644	\$132,000	08/07/2017