

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 ELBERTA COURT, COBRAM, VIC 3644

 3  1  2

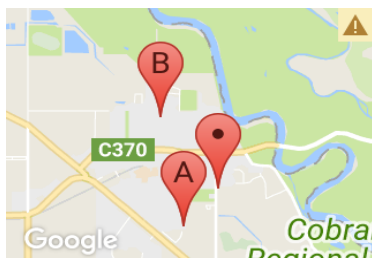
Indicative Selling Price

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 (House)

\$260,000

01 January 2017 to 31 December 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.



5 GLENAVON ST, COBRAM, VIC 3644

 3  1  1

Sale Price

***\$245,000**

Sale Date: 10/11/2017

Distance from Property: 1.3km



15 WILLS ST, COBRAM, VIC 3644

 3  1  1

Sale Price

\$230,000

Sale Date: 05/09/2017

Distance from Property: 718m



5 GLENAVON ST, COBRAM, VIC 3644

 3  1  1

Sale Price

\$268,000

Sale Date: 14/08/2017

Distance from Property: 1.3km



This report has been compiled on 28/02/2018 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2018 - 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

1 ELBERTA 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

\$260,000

House

X

Unit


Suburb

COBRAM

Period

01 January 2017 to 31 December 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
5 GLENAVON ST, COBRAM, VIC 3644	*\$245,000	10/11/2017
15 WILLS ST, COBRAM, VIC 3644	\$230,000	05/09/2017
5 GLENAVON ST, COBRAM, VIC 3644	\$268,000	14/08/2017