

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 SLEDMERE AVENUE, COBRAM, VIC 3644


Indicative selling price

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

Single Price: \$318,000

Median sale price

Median price \$275,000 Property type House Suburb COBRAM

Period 01 January 2020 to 31 December 2020 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
92 QUEEN ST, COBRAM, VIC 3644	**\$305,000	11/12/2020
45 MOOKARII ST, COBRAM, VIC 3644	*\$351,000	18/11/2020
16 KAROOK ST, COBRAM, VIC 3644	\$320,000	20/10/2020

This Statement of Information was prepared on: 05/01/2021

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 SLEDMERE AVENUE, COBRAM, VIC

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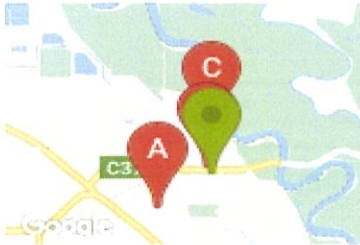
Indicative Selling Price

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

Single Price: **\$318,000**

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$275,000

01 January 2020 to 31 December 2020

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.



92 QUEEN ST, COBRAM, VIC 3644

 3  1  1

Sale Price

****\$305,000**

Sale Date: 11/12/2020

Distance from Property: 897m



45 MOOKARII ST, COBRAM, VIC 3644

 3  1  1

Sale Price

***\$351,000**

Sale Date: 18/11/2020

Distance from Property: 107m



16 KAROOK ST, COBRAM, VIC 3644

 3  1  2

Sale Price

\$320,000

Sale Date: 20/10/2020

Distance from Property: 710m



This report has been compiled on 05/01/2021 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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