# Single residential property located outside the Melbourne metropolitan area

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

#### Property offered for sale

Address Including suburb or locality andpostcode

106 King George Street, Cohuna Vic 3568

#### Indicative selling price

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

Single price \$265,000

#### Median sale price

Median price \$178,000	] Hou	se X	Unit		Suburb or locality	Cohuna
Period - From 01/10/2017	to	30/09/2018		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	19 Hay St COHUNA 3568	\$258,000	28/02/2018
2	8 Heils Rd COHUNA 3568	\$256,000	29/06/2018
3	16 Martin PI COHUNA 3568	\$255,000	16/08/2018

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





### 106 King George Street, Cohuna Vic 3568





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 1416 sqm approx Agent Comments Indicative Selling Price \$265,000 Median House Price Year ending September 2018: \$178,000

## **Comparable Properties**



19 Hay St COHUNA 3568 (VG)



Price: \$258,000 Method: Sale Date: 28/02/2018 Rooms: -Property Type: House (Previously Occupied -Detached) Land Size: 1124 sqm approx

#### 8 Heils Rd COHUNA 3568 (VG)

Agent Comments

Agent Comments



Price: \$256,000 Method: Sale Date: 29/06/2018 Rooms: -Property Type: House (Res) Land Size: 1121 sqm approx

#### 16 Martin PI COHUNA 3568 (VG)

Agent Comments



Price: \$255,000 Method: Sale Date: 16/08/2018 Rooms: -Property Type: House (Res) Land Size: 1100 sqm approx

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