

Statement of Information

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 and postcode

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

House

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.~~

106 King George Street, Cohuna Vic 3568



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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)

Agent Comments

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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

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

16 Martin Pl COHUNA 3568 (VG)

Agent Comments

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