

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 6 Apricot Circuit, COBRAM 3644

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$325,000**

#### Median sale price

Median **House** for **COBRAM** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$274,000**

#### 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 the most comparable to the property for sale.

**4 Apricot Circuit,**  
Cobram 3644

**Price \$335,000** Sold 27  
March 2019

**8 Collina Court,**  
Cobram 3644

**Price \$330,000** Sold 14  
August 2018

**23 Cornish Street,**  
Cobram 3644

**Price \$345,000** Sold 16  
November 2018

This Statement of Information was prepared on 9th Oct 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

2 baths

2 parking

#### Ray White Cobram

36 Bank Street,  
Cobram VIC 3644

#### Contact agents



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