

# 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

1 Kevin Street, Cohuna Vic 3568

### Indicative selling price

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

Single price \$208,000

### Median sale price

Median price \$197,000

Property Type House

Suburb Cohuna

Period - From 01/10/2018

to 30/09/2019

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 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
1	58 Channel St COHUNA 3568	\$203,000	23/09/2019
2	13 Sampson St COHUNA 3568	\$197,000	14/08/2019
3	15 Mead St COHUNA 3568	\$180,000	15/08/2019

**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 18 months.~~

This Statement of Information was prepared on:

10/01/2020 16:07

1 Kevin Street, Cohuna Vic 3568



3   -  

**Property Type:** House (Res)  
**Land Size:** 1153 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$208,000

**Median House Price**  
Year ending September 2019: \$197,000

## Comparable Properties



**58 Channel St COHUNA 3568 (REI/VG)**

**Agent Comments**

3   1   5

**Price:** \$203,000  
**Method:** Private Sale  
**Date:** 23/09/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1012 sqm approx



**13 Sampson St COHUNA 3568 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$197,000  
**Method:** Private Sale  
**Date:** 14/08/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1016 sqm approx



**15 Mead St COHUNA 3568 (REI/VG)**

**Agent Comments**

3   1   3

**Price:** \$180,000  
**Method:** Private Sale  
**Date:** 15/08/2019  
**Property Type:** House  
**Land Size:** 886 sqm approx

**Account** - Golden Rivers Real Estate Pty Ltd | P: 03 54532999



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.