

STATEMENT OF INFORMATION

23 CORNISH STREET, COBRAM, VIC 3644

PREPARED BY BRENDAN MUSTICA, ANDREW JENKINS REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 CORNISH STREET, COBRAM, VIC 3644  3  1  2

Indicative Selling Price

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

Single Price: **\$360,000**

Provided by: Brendan Mustica, Andrew Jenkins Real Estate

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$260,000

01 January 2017 to 31 December 2017

Provided by: 

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.



28 DUDLEY PARK LANE, COBRAM, VIC 3644  3  2  2

Sale Price

\$340,000

Sale Date: 09/01/2018

Distance from Property: 725m



10 DUDLEY PARK LANE, COBRAM, VIC 3644  3  2  2

Sale Price

***\$340,000**

Sale Date: 10/10/2017

Distance from Property: 572m



35 CORNISH ST, COBRAM, VIC 3644  3  3  1

Sale Price

\$355,000

Sale Date: 22/09/2017

Distance from Property: 180m



This report has been compiled on 22/02/2018 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2 ALEXANDRA CRT, COBRAM, VIC 3644

 4  2  2

Sale Price

\$370,000

Sale Date: 03/11/2017

Distance from Property: 711m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 CORNISH STREET, COBRAM, VIC 3644

Indicative selling price

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

Single Price:

\$360,000

Median sale price

Median price

\$260,000

House

Unit

Suburb

COBRAM

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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
28 DUDLEY PARK LANE, COBRAM, VIC 3644	\$340,000	09/01/2018
10 DUDLEY PARK LANE, COBRAM, VIC 3644	*\$340,000	10/10/2017
35 CORNISH ST, COBRAM, VIC 3644	\$355,000	22/09/2017
2 ALEXANDRA CRT, COBRAM, VIC 3644	\$370,000	03/11/2017