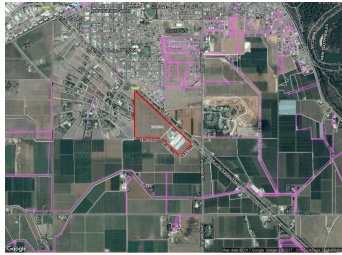


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"HOUSE" 3481 MURRAY VALLEY



Indicative Selling Price

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

\$180,000 to \$380,000

Provided by: Brendan Mustica, Andrew Jenkins Real Estate

SUBURB MEDIAN



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$262,500

01 April 2016 to 31 March 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.



3 ROSILY CRT, COBRAM, VIC 3644



Sale Price

\$250,000

Sale Date: 24/05/2016

Distance from Property: 566m



9 ROSILY CRT, COBRAM, VIC 3644



Sale Price

\$160,000

Sale Date: 08/07/2016

Distance from Property: 637m



12 RIO VISTA CRT, COBRAM, VIC 3644



Sale Price

\$180,000

Sale Date: 05/11/2015

Distance from Property: 1.7km



This report has been compiled on 05/06/2017 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

"HOUSE" 3481 MURRAY VALLEY HIGHWAY, COBRAM, VIC 3644

Indicative selling price

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

Single Price / Range

\$180,000 to \$380,000

Median sale price

Median price

\$262,500

House

Unit

Suburb

COBRAM

Period

01 April 2016 to 31 March 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
3 ROSILY CRT, COBRAM, VIC 3644	\$250,000	24/05/2016
9 ROSILY CRT, COBRAM, VIC 3644	\$160,000	08/07/2016
12 RIO VISTA CRT, COBRAM, VIC 3644	\$180,000	05/11/2015