

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

22 TOMS DRIVE, COBRAM, VIC 3644

Indicative selling price

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

Price Range: \$234,000 to \$260,000

Median sale price

Median price

\$257,500

House

Unit

Suburb

COBRAM

Period

01 October 2016 to 30 September 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
5 MARGARET CRT, COBRAM, VIC 3644	*\$262,000	18/12/2017
16 WILLS ST, COBRAM, VIC 3644	*\$215,000	15/11/2017
1 WILLS ST, COBRAM, VIC 3644	\$245,000	24/08/2017