Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	37 SYDNEY STREET, COBRAM, VIC 3644

Indicative selling price

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

Price Range:	

Median sale price

Median price	$250,000	House	X	Unit		Suburb	COBRAM
Period	01 April 2017 to 31 March 2018	Source	pricefinder				

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
25 WILLIAM ST, COBRAM, VIC 3644	$160,000	10/04/2018
33 WILLIAM ST, COBRAM, VIC 3644	$205,000	29/03/2018