

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 ALANNAH COURT, COBRAM, VIC

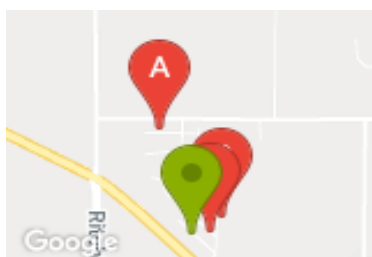
 3  1  1

Indicative Selling Price

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

Price Range: **null**

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$247,500

01 July 2017 to 30 June 2018

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.



18 ROSE ST, COBRAM, VIC 3644

 3  2  2

Sale Price

***\$172,000**

Sale Date: 04/06/2018

Distance from Property: 399m



3 GUMVIEW CRT, COBRAM, VIC 3644

 3  1  2

Sale Price

***\$126,000**

Sale Date: 10/05/2018

Distance from Property: 60m



20 OASIS DR, COBRAM, VIC 3644

 3  2  2

Sale Price

***\$152,000**

Sale Date: 21/03/2018

Distance from Property: 116m



This report has been compiled on 27/07/2018 by Kerr Real Estate. Property Data Solutions Pty Ltd 2018 - 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

Property offered for

Address
Including suburb and

13 ALANNAH COURT, COBRAM, VIC

Indicative selling price

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

Price Range:

null

Median sale price

Median price

\$247,500

House

X

Unit

Suburb

COBRAM

Period

01 July 2017 to 30 June 2018

Source



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	Price	Date of sale
18 ROSE ST, COBRAM, VIC 3644	*\$172,000	04/06/2018
3 GUMVIEW CRT, COBRAM, VIC 3644	*\$126,000	10/05/2018
20 OASIS DR, COBRAM, VIC 3644	*\$152,000	21/03/2018