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	2/5-7 STURT STREET, COBRAM, VIC 3644

Indicative selling price

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

Price Range:	$181,000 to $199,000

Median sale price

Median price	$180,000	House		Unit	X
Suburb	COBRAM				
Period	01 October 2016 to 30 September 2017	Source	pricefinder		

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
148 HIGH ST, COBRAM, VIC 3644	*$215,000	31/08/2017
2 IVY ST, COBRAM, VIC 3644	*$118,000	30/08/2017
3/8 WARATAH CRT, COBRAM, VIC 3644	$172,500	09/03/2017