STATEMENT OF INFORMATION

37-41 BOORIN STREET, COBRAM, VIC 3644

PREPARED BY KERR REAL ESTATE, 44 PUNT ROAD COBRAM

kerr REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

37-41 BOORIN STREET, COBRAM, VIC

3 1 -

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE

COBRAM, VIC, 3644

Suburb Median Sale Price (House)

$262,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.

43 CHURR ST, COBRAM, VIC 3644

3 2 2

Sale Price

$310,000

Sale Date: 01/06/2017

Distance from Property: 230m

21 BOORIN ST, COBRAM, VIC 3644

3 1 2

Sale Price

***$222,500**

Sale Date: 12/10/2017

Distance from Property: 264m

7 CHURR ST, COBRAM, VIC 3644

3 1 2

Sale Price

***$237,000**

Sale Date: 02/10/2017

Distance from Property: 314m

This report has been compiled on 08/11/2017 by Kerr 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	37-41 BOORIN 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	$262,500	House	X	Unit		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
43 CHURR ST, COBRAM, VIC 3644	$310,000	01/06/2017
21 BOORIN ST, COBRAM, VIC 3644	*$222,500	12/10/2017
7 CHURR ST, COBRAM, VIC 3644	*$237,000	02/10/2017