Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	9 ELLEN DRIVE COBRAM VIC 3644

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$440,000	&	$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$411,250	Property type	House	Suburb	Cobram
Period-from	01 Mar 2023	to	29 Feb 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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
95-97 WILLIAM STREET COBRAM VIC 3644	$460,000	03-Feb-23
5 MOORPARK COURT COBRAM VIC 3644	$450,000	24-Aug-23
1A IVY STREET COBRAM VIC 3644	$440,000	31-Jan-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 15 March 2024

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95-97 WILLIAM STREET COBRAM VIC 3644

3 2 4

Sold Price **$460,000** Sold Date **03-Feb-23**

Distance **0.79km**



5 MOORPARK COURT COBRAM VIC 3644

3 1 2

Sold Price **$450,000** Sold Date **24-Aug-23**

Distance **0.84km**



1A IVY STREET COBRAM VIC 3644

3 2 1

Sold Price RS **$440,000** UN Sold Date **31-Jan-24**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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