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	9 HUME STREET, COBRAM, VIC 3644

Indicative selling price

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

Single Price:	245,000.00

Median sale price

Median price	$254,500	House	X	Unit		Suburb	COBRAM
Period	01 January 2017 to 31 December 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
5 MARGARET CRT, COBRAM, VIC 3644	*$262,000	18/12/2017
16 WILLS ST, COBRAM, VIC 3644	$215,000	19/10/2017
24 WILLS ST, COBRAM, VIC 3644	$220,000	11/10/2017