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	35 DUDLEY PARK LANE, 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	$105,000	House	X	Unit		Suburb	COBRAM
Period	01 April 2017 to 31 March 2018	Source	pricefinder				

Comparable property sales

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.

Address of comparable property	Price	Date of sale
62 DUDLEY PARK LANE, COBRAM, VIC 3644	$95,000	21/11/2017
180 BISOGNI DR, COBRAM, VIC 3644	*$105,000	05/05/2017