Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 BISOGNI DRIVE, 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	$250,000	House	X	Unit	
Suburb	COBRAM				
Period	01 April 2017 to 31 March 2018	Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 NANCE CRT, COBRAM, VIC 3644	$530,000	24/11/2017
18 RIO VISTA CRT, COBRAM, VIC 3644	$520,000	05/05/2018
4 ALEXANDRA CRT, COBRAM, VIC 3644	$520,000	06/04/2018