

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

5 CEDAR COURT 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

\$145,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Land

Suburb

Cobram

Period-from

01 Aug 2022

to

31 Jul 2023

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

1 GREGORY STREET COBRAM VIC 3644	\$150,000	18-May-22
27 COSMO DRIVE COBRAM VIC 3644	\$196,000	28-Feb-23
10 MURRAY STREET COBRAM VIC 3644	\$185,000	02-Mar-22

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: 03 August 2023



**1 GREGORY STREET COBRAM VIC
3644**

Sold Price

\$150,000

Sold Date

18-May-22

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Distance

0.48km



**27 COSMO DRIVE COBRAM VIC
3644**

Sold Price

\$196,000

Sold Date

28-Feb-23

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Distance

0.52km



**10 MURRAY STREET COBRAM VIC
3644**

Sold Price

\$185,000

Sold Date

02-Mar-22

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Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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