

## 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

1A IVY STREET COBRAM VIC 3644

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$411,250

Property type

Other

Suburb

Cobram

Period-from

01 Jan 2023

to

31 Dec 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

5 TOMS DRIVE COBRAM VIC 3644	\$470,000	20-Dec-22
105 HIGH STREET COBRAM VIC 3644	\$500,000	05-Jul-23
19 TOMS DRIVE COBRAM VIC 3644	\$435,000	29-Jul-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: 18 January 2024



**5 TOMS DRIVE COBRAM VIC 3644** Sold Price **\$470,000** Sold Date **20-Dec-22**

 4  1  2

Distance **0.16km**



**105 HIGH STREET COBRAM VIC 3644** Sold Price **\$500,000** Sold Date **05-Jul-23**

 3  2  1

Distance **0.2km**



**19 TOMS DRIVE COBRAM VIC 3644** Sold Price **\$435,000** Sold Date **29-Jul-22**

 3  1  2

Distance **0.27km**

RS = Recent sale      UN = Undisclosed Sale

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