# 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

Period-from

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

Single Price		or rang betwee	5400000	&	\$450,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$411,250	Property type	Other	Suburb	Cobram

31 Dec 2023

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Jan 2023

**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.

to

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



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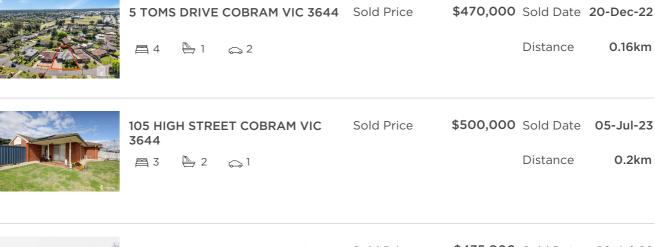
consumer.vic.gov.au



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19 TOMS DRIVE COBRAM VIC 3644	Sold Price	\$435,000	Sold Date	29-Jul-22
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#### **RS** = Recent sale UN = Undisclosed Sale

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