



STATEMENT OF INFORMATION

2 NANCE COURT, COBRAM, VIC-3644

PREPARED BY PETER WILSON REAL ESTATE, 68 BROADWAY STREET COBRAM



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 NANCE COURT, COBRAM, VIC 3644

4 2 7

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range:

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$247,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

17 RIO VISTA CRT, COBRAM, VIC 3644

4 2 2



Sale Price

***\$535,000**

Sale Date: 10/04/2018

Distance from Property: 258m



10 ELBERTA CRT, COBRAM, VIC 3644

4 2 2



Sale Price

***\$377,500**

Sale Date: 27/03/2018

Distance from Property: 570m



25 SCENIC DR, COBRAM, VIC 3644

4 2 2



Sale Price

***\$475,000**

Sale Date: 13/03/2018

Distance from Property: 67m



This report has been compiled on 27/04/2018 by Peter Wilson Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

2 NANCE COURT, 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

\$247,500

House

Unit

Suburb

COBRAM

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
17 RIO VISTA CRT, COBRAM, VIC 3644	*\$535,000	10/04/2018
10 ELBERTA CRT, COBRAM, VIC 3644	*\$377,500	27/03/2018
25 SCENIC DR, COBRAM, VIC 3644	*\$475,000	13/03/2018