

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

14 RIVERTOWN GROVE 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

or range
between

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

House

Suburb

Cobram

Period-from

01 May 2023

to

30 Apr 2024

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

58 DUDLEY PARK LANE COBRAM VIC 3644	\$516,500	31-Jan-24
15 JOSEPHINE COURT COBRAM VIC 3644	\$505,000	16-Jan-24
38 KELLY STREET TOCUMWAL NSW 2714	\$500,100	09-Nov-23

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: 16 May 2024



**58 DUDLEY PARK LANE COBRAM
VIC 3644**

 4  2  2

Sold Price **\$516,500** Sold Date **31-Jan-24**

Distance **0.13km**



**15 JOSEPHINE COURT COBRAM
VIC 3644**

 3  2  -

Sold Price ^{RS} **\$505,000** Sold Date **16-Jan-24**

Distance **0.61km**



**38 KELLY STREET TOCUMWAL
NSW 2714**

 4  2  1

Sold Price **\$500,100** Sold Date **09-Nov-23**

Distance **14.16km**

RS = Recent sale UN = Undisclosed Sale

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