



KEVIN HICKS
REAL ESTATE

Next generation resort-style living for the over 50s



STATEMENT OF INFORMATION

143 CAMPBELL ROAD, COBRAM, VIC 3644

PREPARED BY JASON HICKS, KEVIN HICKS REAL ESTATE SHEPPARTON



KEVIN HICKS
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



143 CAMPBELL ROAD, COBRAM, VIC 3644  2  2  1

Indicative Selling Price

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

Single Price: **\$529,000**

Provided by: Jason Hicks, Kevin Hicks Real Estate Shepparton

MEDIAN SALE PRICE



COBRAM, VIC, 3644

Suburb Median Sale Price (House)

\$462,500

01 April 2023 to 31 March 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

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 report has been compiled on 16/05/2024 by Kevin Hicks Real Estate Shepparton. Property Data Solutions Pty Ltd 2024 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

143 CAMPBELL ROAD, COBRAM, VIC 3644

Indicative selling price

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

Single Price:

\$529,000

Median sale price

Median price

\$462,500

Property type

House

Suburb

COBRAM

Period

01 April 2023 to 31 March 2024

Source



Comparable property sales

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

16/05/2024