

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

73 PARROTT STREET COBDEN VIC 3266

Indicative selling price

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

Single Price

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

House

Suburb

Cobden

Period-from

01 Aug 2022

to

31 Jul 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

49A CAMPBELL STREET CAMPERDOWN VIC 3260	\$400,000	21-May-22
6 SHAW STREET CAMPERDOWN VIC 3260	\$392,000	17-Dec-22
21 FENTON STREET CAMPERDOWN VIC 3260	\$440,000	30-Sep-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.~~

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**49A CAMPBELL STREET
CAMPERDOWN VIC 3260**

3 1 1

Sold Price **\$400,000** Sold Date **21-May-22**

Distance **12.37km**



**6 SHAW STREET CAMPERDOWN
VIC 3260**

3 1 1

Sold Price **\$392,000** Sold Date **17-Dec-22**

Distance **11.88km**



**21 FENTON STREET
CAMPERDOWN VIC 3260**

3 1 1

Sold Price **\$440,000** Sold Date **30-Sep-22**

Distance **11.59km**

RS = Recent sale UN = Undisclosed Sale

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