

# STATEMENT OF INFORMATION

2/9 MITCHELL STREET, COBRAM, VIC 3644

PREPARED BY ANDREW JENKINS, ANDREW JENKINS REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/9 MITCHELL STREET, COBRAM, VIC**

 2  1  1

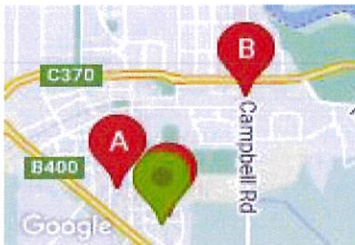
Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$375,000**

Provided by: Andrew Jenkins, Andrew Jenkins Real Estate

## MEDIAN SALE PRICE




**COBRAM, VIC, 3644**

Suburb Median Sale Price (Unit)

**\$285,000**

01 January 2023 to 31 December 2023

Provided by: 

## 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.



**2/121 HIGH ST, COBRAM, VIC 3644**

 2  1  1

Sale Price

**\$315,000**

Sale Date: 19/10/2023

Distance from Property: 417m



**1/7 CAMPBELL RD, COBRAM, VIC 3644**

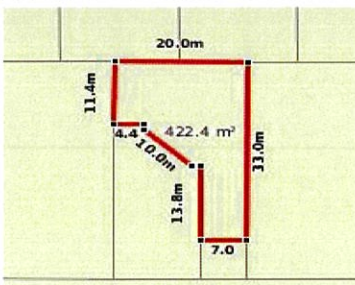
 2  1  1

Sale Price

**\$318,000**

Sale Date: 15/08/2023

Distance from Property: 1.2km



**2/14 MITCHELL ST, COBRAM, VIC 3644**

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Sale Price

**\$340,000**

Sale Date: 03/11/2022

Distance from Property: 75m



This report has been compiled on 10/02/2024 by Andrew Jenkins Real Estate. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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