

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

59 King Edward Street Cohuna VIC 3568

Indicative selling price

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

Single Price

\$184,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$204,000

Property type

House

Suburb

Cohuna

Period-from

01 Aug 2019

to

31 Jul 2020

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

69 King Edward Street Cohuna VIC 3568	\$175,000	04-Dec-19
46 King Edward Street Cohuna VIC 3568	\$175,000	03-Mar-20
21 Hall Street Cohuna VIC 3568	\$170,000	15-Jan-20

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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69 King Edward Street Cohuna VIC 3568 Sold Price **\$175,000** Sold Date **04-Dec-19**

3 1 2

Distance **0.1km**



46 King Edward Street Cohuna VIC 3568 Sold Price Sold Date **03-Mar-20**

3 1 1

Distance **0.12km**



21 Hall Street Cohuna VIC 3568 Sold Price **\$170,000** Sold Date **15-Jan-20**

3 1 4

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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