

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

10-12 Cobungra Court Harrietville VIC 3741

Indicative selling price

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

Single Price

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Harrietville

Period-from

01 Aug 2020

to

31 Jul 2021

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

12 Hoskings Lane Harrietville VIC 3741	\$368,000	16-Jul-20
145 Great Alpine Road Harrietville VIC 3741	\$360,000	12-Feb-20
107 Great Alpine Road Harrietville VIC 3741	\$485,000	19-Feb-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.~~

This Statement of Information was prepared on: 25 August 2021



12 Hoskings Lane Harrietville VIC 3741

Sold Price

\$368,000

Sold Date

16-Jul-20

 3  2  1

Distance

0.73km



145 Great Alpine Road Harrietville VIC 3741

Sold Price

\$360,000

Sold Date

12-Feb-20

 2  1  1

Distance

1.16km



107 Great Alpine Road Harrietville VIC 3741

Sold Price

\$485,000

Sold Date

19-Feb-20

 2  2  2

Distance

1.49km



72 Great Alpine Road Harrietville VIC 3741

Sold Price

\$618,000

Sold Date

12-Oct-19

 3  1  1

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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