



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

12 Warkil St,  
COBRAM 3644

House



3 beds



1 baths



2 parking

### Indicative selling price

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

**Single price \$245,000**

### Median sale price

Median **House** for **COBRAM** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$250,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**33 Wirbill Street,**  
Cobram 3644

**Price \$240,000** Sold 10  
April 2018

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

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Cobram

36 Bank Street,  
Cobram VIC 3644

### Contact agents



**Ray White Cobram**  
Ray White

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**RayWhite**