



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 13 Shenfield Street, COBDEN 3266

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)

## Range \$260,000 - \$275,000

### Median sale price

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

Sourced from **Pricefinder**.

## \$259,000

### 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.

**4 Peter Street,**  
Cobden 3266

Price **\$270,000** Sold 25  
January 2018

**24 Peter Street,**  
Cobden 3266

Price **\$248,000** Sold 12  
December 2017

**11 Smith Street,**  
Cobden 3266

Price **\$275,000** Sold 23 June  
2017

### 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 Rural Camperdown

128 Manifold Street,  
Camperdown VIC 3260

### Contact agents



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**RayWhite**