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 or locality and postcode	Lot 1 Hennerbergs Road, Cobaw, 3442

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	$1,450,000	&	$1,550,000

Median sale price

Not available

Comparable property sales

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
1 1067 Rochford Road, Newham	$1,800,000	26/06/2021
2 CA 8 Boundary Road, Woodend North	$1,700,000	17/09/2021

This Statement of Information was prepared on: 30th September 2021