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: 35 Anjou Circuit, Cobram Vic 3644

Indicative selling price

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

Single price: $212,000

Median sale price*

Median price: $765,000 Property Type: Vacant land Suburb: Cobram

Period - From: 01/07/2024 to: 30/06/2025 Source: core_logic

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 eighteen 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	9 Anjou Cirt COBRAM 3644	$225,000	15/08/2025
2	7 Bosc St COBRAM 3644	$208,000	23/07/2025
3			

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 eighteen months.

This Statement of Information was prepared on: 02/10/2025 15:16