

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

17 SLEDMERE AVENUE COBRAM VIC 3644

Indicative selling price

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

Single Price

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

House

Suburb

Cobram

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

11 SLEDMERE AVENUE COBRAM VIC 3644	\$395,000	28-Apr-25
1 ELBERTA COURT COBRAM VIC 3644	\$395,000	10-Jul-25
6 SANCTUARY CLOSE COBRAM VIC 3644	\$418,000	22-Jul-25

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.~~

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**11 SLEDMERE AVENUE COBRAM
VIC 3644**

3 1 3

Sold Price **\$395,000** Sold Date **28-Apr-25**

Distance **0.06km**



**1 ELBERTA COURT COBRAM VIC
3644**

3 1 2

Sold Price ^{RS} **\$395,000** ^{UN} Sold Date **10-Jul-25**

Distance **0.48km**



**6 SANCTUARY CLOSE COBRAM
VIC 3644**

3 1 1

Sold Price ^{RS} **\$418,000** ^{UN} Sold Date **22-Jul-25**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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