

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

202 COGHLANS ROAD DENNINGTON VIC 3280

Indicative selling price

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

Single Price

or range
between

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,250

Property type

House

Suburb

Dennington

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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

3 OMALLEY DRIVE DENNINGTON VIC 3280	\$662,000	19-Apr-23
4 THOMAS PLACE WARRNAMBOOL VIC 3280	\$706,000	11-Sep-23
106 AITKINS ROAD WARRNAMBOOL VIC 3280	\$600,000	12-Feb-24

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.~~

This Statement of Information was prepared on: 24 August 2024



3 OMALLEY DRIVE DENNINGTON VIC 3280

Sold Price

\$662,000

Sold Date

19-Apr-23

3

2

2

Distance

0.18km

4 THOMAS PLACE WARRNAMBOOL VIC 3280

Sold Price

\$706,000

Sold Date

11-Sep-23

2

2

2

Distance

1.96km

106 AITKINS ROAD WARRNAMBOOL VIC 3280

Sold Price

\$600,000

Sold Date

12-Feb-24

3

1

2

Distance

2.97km

RS = Recent sale
UN = Undisclosed Sale

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