

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

35 HENTY STREET COLERAINE VIC 3315

Indicative selling price

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

Single Price

\$270,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$210,000

Property type

House

Suburb

Coleraine

Period-from

01 May 2023

to

30 Apr 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

68-72 HENTY STREET COLERAINE VIC 3315	\$261,000	13-Oct-23
125 CHURCH STREET COLERAINE VIC 3315	\$375,000	18-Jan-24
7 MCCONOCHIE STREET COLERAINE VIC 3315	\$190,000	22-May-23

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: 01 May 2024

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**68-72 HENTY STREET COLERAINE
VIC 3315**

1 1 -

Sold Price

\$261,000

Sold Date

13-Oct-23

Distance

0.42km



**125 CHURCH STREET COLERAINE
VIC 3315**

2 2 4

Sold Price

\$375,000

Sold Date

18-Jan-24

Distance

0.71km



**7 MCCONOCHIE STREET
COLERAINE VIC 3315**

2 1 3

Sold Price

\$190,000

Sold Date

22-May-23

Distance

0.62km

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

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