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

603 Coragulac-beeac Road, Warrion Vic 3249

Indicative selling price

For the meaning	of this price see	consumer.vic.gov	.au/underquoting		
Range betweer	\$410,000	&	\$451,000		
Median sale pr	ice*	_			
Median price		Property Type		Suburb	Warrion
Period - From		to	Source		

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
1	595 Coragulac Beeac Rd WARRION 3249	\$385,000	26/11/2024
2	340 Coragulac Beeac Rd WARRION 3249	\$650,000	02/09/2024
3	614 Coragulac Beeac Rd WARRION 3249	\$520,000	26/04/2024

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:

21/01/2025 17:48

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: Agent Comments Indicative Selling Price \$410,000 - \$451,000 No median price available

Comparable Properties

595 Coragulac Beeac Rd WARRION 3249 (VG) 2 - - - - Price: \$385,000	Agent Comments
Method: Sale Date: 26/11/2024 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 4050 sqm approx	
340 Coragulac Beeac Rd WARRION 3249 (REI/VG) Image: 1 4 Image: 2 Image: 2 2 Price: \$650,000 Method: Private Sale Date: 02/09/2024 Property Type: House Land Size: 12828.55 sqm approx	Agent Comments
614 Coragulac Beeac Rd WARRION 3249 (REI/VG) 3 1 2 1 Price: \$520,000 Method: Private Sale Date: 26/04/2024 Property Type: House Land Size: 9952 sqm approx	Agent Comments

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