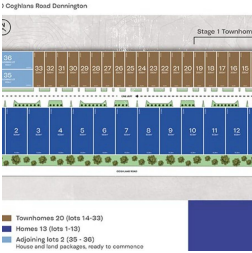


# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



130 COGHLANS ROAD, DENNINGTON, VIC - -

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

Single Price: **\$245,000**

## MEDIAN SALE PRICE



DENNINGTON, VIC, 3280

Suburb Median Sale Price (Vacant Land)

**\$195,000**

01 January 2024 to 31 December 2024

Provided by:

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



12 MCDOWELL ST, DENNINGTON, VIC 3280 - -

Sale Price

**\$175,000**

Sale Date: 11/11/2024

Distance from Property: 562m



323 RUSSELL ST, DENNINGTON, VIC 3280 - -

Sale Price

**\$195,000**

Sale Date: 09/12/2024

Distance from Property: 559m



7 MCDOWELL ST, DENNINGTON, VIC 3280 - -

Sale Price

**\$195,000**

Sale Date: 19/12/2024

Distance from Property: 551m

This report has been compiled on 14/02/2025 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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