

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

23 Katrina Crescent, Glenmaggie Vic 3858

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$480,000

Median sale price*

Median price

Property Type

Suburb

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 eighteen 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	27 Wellington St COONGULLA 3860	\$465,000	21/06/2023
2	17 Wellington St COONGULLA 3860	\$450,000	31/05/2023
3			

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 eighteen months.~~

This Statement of Information was prepared on:

15/04/2024 11:32

* 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.



3 1 1

Rooms: 4
Property Type: House
Land Size: 550 sqm approx
Agent Comments

Indicative Selling Price
\$480,000
No median price available

Comparable Properties



27 Wellington St COONGULLA 3860 (REI/VG) **Agent Comments**

3 1 1

Price: \$465,000
Method: Private Sale
Date: 21/06/2023
Property Type: House
Land Size: 585 sqm approx



17 Wellington St COONGULLA 3860 (VG) **Agent Comments**

3 - -

Price: \$450,000
Method: Sale
Date: 31/05/2023
Property Type: House (Res)
Land Size: 591 sqm approx

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 eighteen months.