

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

105 Kangaroo Drive, Coomoora Vic 3461

Indicative selling price

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

Single price \$465,000

Median sale price*

Median price

Property Type

Suburb

Coomoora

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	235 Gays Rd WHEATSHEAF 3461	\$440,000	19/07/2019
2	94 Woolnoughs Rd PORCUPINE RIDGE 3461	\$440,000	23/10/2018
3	20 Coomoora School Rd COOMOORA 3461	\$412,000	24/07/2018

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:

16/10/2019 12:20

* 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.



2 1 2

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 39842 sqm approx

Agent Comments

Comparable Properties



235 Gays Rd WHEATSHEAF 3461 (REI/VG)

Agent Comments

3 1 2

Price: \$440,000

Method: Private Sale

Date: 19/07/2019

Property Type: House

Land Size: 24282 sqm approx

94 Woolnoughs Rd PORCUPINE RIDGE 3461 (VG)

Agent Comments

2 - -

Price: \$440,000

Method: Sale

Date: 23/10/2018

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 16369 sqm approx



20 Coomoora School Rd COOMOORA 3461 (VG)

Agent Comments

2 - -

Price: \$412,000

Method: Sale

Date: 24/07/2018

Property Type: House (Res)

Land Size: 2499 sqm approx