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		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Single price \$490,000		
Median sale price*		
Median price Property Type Sub	urb Coongulla	
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
1 130 Sawpit Creek Rd STRATFORD 3862	\$460,000	03/11/2023
2 Sellings Rd NEWRY 3859	\$400,000	27/10/2023
3 131 Rosedale Longford Rd ROSEDALE 3847	\$480,000	01/06/2023
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: 04/11/2024 09:40		024 09:40
* When this Statement of Information was prepared, publicly available information providing median sale		



^{*} 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: Land (FZ) **Land Size:** 399200 sqm approx

Agent Comments

Indicative Selling Price \$490,000 No median price available

Comparable Properties



130 Sawpit Creek Rd STRATFORD 3862

(REI/VG)





Price: \$460,000 Method: Private Sale Date: 03/11/2023

Property Type: Hobby Farm/Farmlet 20 ha+

(Rur)

Land Size: 376600 sgm approx

Agent Comments

Sellings Rd NEWRY 3859 (VG)





Agent Comments

Agent Comments

Price: \$400,000 Method: Sale Date: 27/10/2023

Property Type: Mixed Farming/Grazing (with

structural improvements) **Land Size:** 407673 sqm approx



131 Rosedale Longford Rd ROSEDALE 3847

(VG)

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800



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Price: \$480,000 Method: Sale Date: 01/06/2023

Property Type: Cattle/Beef (Rur) Land Size: 233107 sqm approx





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