

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

22A Hodges Road, Coongulla Vic 3860

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

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 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

* 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)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 03/11/2023
Property Type: Hobby Farm/Farmlet 20 ha+ (Rur)
Land Size: 376600 sqm approx

Sellings Rd NEWRY 3859 (VG)

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)

Agent Comments



Price: \$480,000
Method: Sale
Date: 01/06/2023
Property Type: Cattle/Beef (Rur)
Land Size: 233107 sqm approx

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