

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

4 Woolenook Way, Coongulla Vic 3860

Indicative selling price

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

Single price

\$399,500

Median sale price

Median price

\$335,000

Property Type

House

Suburb

Coongulla

Period - From

12/03/2019

to

11/03/2020

Source

REIV

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	31 Woolenook Way COONGULLA 3860	\$360,000	14/07/2019
2	283 Ryans Rd COONGULLA 3860	\$339,000	11/10/2019
3	20 Katrina Cr GLENMAGGIE 3858	\$324,000	13/09/2018

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:

12/03/2020 11:06



Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$399,500

Median House Price
12/03/2019 - 11/03/2020: \$335,000

Comparable Properties



31 Woolenook Way COONGULLA 3860 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 14/07/2019
Rooms: 4
Property Type: House
Land Size: 825 sqm approx

283 Ryans Rd COONGULLA 3860 (VG)

Agent Comments



Price: \$339,000
Method: Sale
Date: 11/10/2019
Property Type: House (Res)
Land Size: 1085 sqm approx



20 Katrina Cr GLENMAGGIE 3858 (REI/VG)

Agent Comments



Price: \$324,000
Method: Private Sale
Date: 13/09/2018
Rooms: 9
Property Type: House
Land Size: 530 sqm approx