# 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		

Single price \$399,500

#### Median sale price

Median price	\$335,000	Pro	operty Type Hou	use		Suburb	Coongulla
Period - From	12/03/2019	to	11/03/2020	Sou	urce	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.

Add	dress 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



4 Woolenook Way, Coongulla Vic 3860

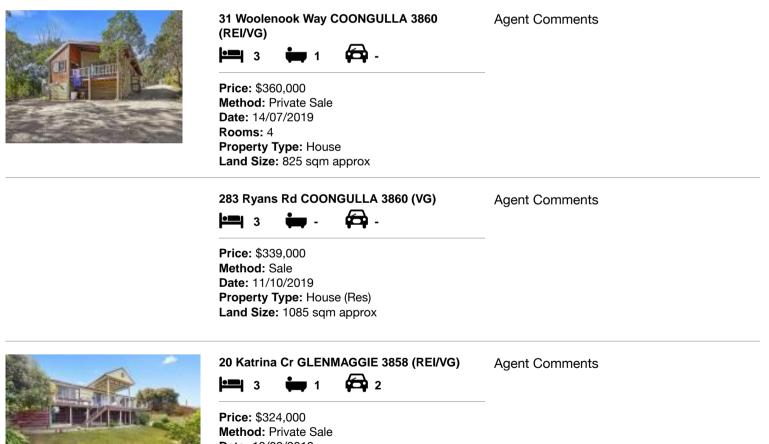






**Property Type:** House (Previously Occupied - Detached) Agent Comments Indicative Selling Price \$399,500 Median House Price 12/03/2019 - 11/03/2020: \$335,000

# **Comparable Properties**



Method: Private Sale Date: 13/09/2018 Rooms: 9 Property Type: House Land Size: 530 sqm approx

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

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.