

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	le
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Address Including suburb or locality andpostcode	27 Wellington Street, Coongulla Vic 3860

Indicative selling price

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

Single price	\$60,000

Median sale price*

Median price	House	Э	Unit		Suburb or locality	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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

,	areas or comparable property		2410 01 0410
1	40 Ben Cruachan Pde COONGULLA 3860	\$70,000	13/06/2018
2	110 Tamboritha Tce COONGULLA 3860	\$55,000	09/08/2018
3	39 Narrobuk St COONGULLA 3860	\$50,000	30/05/2018

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 eighteen months.

Account - Country Road RE | P: 03 5141 1026 | F: 03 5141 1024





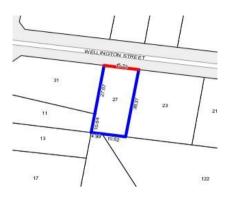
Price

Date of sale

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^{*} 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 Land Size: 583 sqm approx

Agent Comments

Indicative Selling Price \$60,000 No median price available

Comparable Properties



40 Ben Cruachan Pde COONGULLA 3860 (REI/VG)

Price: \$70,000 Method: Private Sale Date: 13/06/2018

Rooms: -

Property Type: Land Land Size: 700 sqm approx **Agent Comments**



110 Tamboritha Tce COONGULLA 3860

(REI/VG)

Price: \$55,000 Method: Private Sale Date: 09/08/2018

Rooms: -

Property Type: Land Land Size: 600 sqm approx **Agent Comments**



39 Narrobuk St COONGULLA 3860 (REI/VG)

Price: \$50,000 Method: Private Sale Date: 30/05/2018

Rooms: -

Property Type: Land Land Size: 800 sqm approx

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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.

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Agent Comments