#### STATEMENT OF INFORMATION

Prepared on 11 Jan 2019



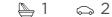
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Section 47AF of the Estate Agents Act 1980

## **HOUSE Offered for Sale**

29 Lesser Street Coleraine VIC 3315

=3





### **Indicative Selling Price**

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

Single Price \$148,000

### Median Sale Price

\$130,000 Houses in Coleraine between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

# **Comparable Property Sales**

These are the 3 properties sold within 5 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.



40 Pilleau Street Coleraine VIC 3315 Sold Price

\$140,000

Sold Date 01-Aug-18

**=** 3

Distance 0.77km



88 McConochie Street Coleraine VIC 3315

Sold Price

\$138,000

Sold Date 24-Nov-17

二 3

Distance

0.91km



107 McLeod Street Coleraine VIC 3315

Sold Price

\$142,000

Sold Date 21-Feb-18

二 3

Distance

1.2km

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