



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1076 sqm

Agent Comments

Indicative Selling Price
\$330,000

Comparable Properties



13 Inala Rd GLENMAGGIE 3858 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 17/02/2017

Rooms: 8

Property Type: House

Land Size: 24282 sqm



23 Nerrigundah Dr GLENMAGGIE 3858 (REI/VG)

Agent Comments



Price: \$342,000

Method: Private Sale

Date: 21/04/2016

Rooms: 8

Property Type: House

Land Size: 10000 sqm



22 Nerrigundah Dr GLENMAGGIE 3858 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 14/01/2017

Rooms: 4

Property Type: House

Land Size: 8094 sqm

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

31 Wellington Street, Coongulla Vic 3860

Indicative selling price

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

Single price \$330,000

Median sale price

Median price

House

X

Suburb or locality

Coongulla

Period - From

to

Source

REIV

Comparable property sales

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
13 Inala Rd GLENMAGGIE 3858	\$345,000	17/02/2017
23 Nerrigundah Dr GLENMAGGIE 3858	\$342,000	21/04/2016
22 Nerrigundah Dr GLENMAGGIE 3858	\$310,000	14/01/2017