

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 and
postcode

38 Henty Street Coleraine VIC 3315

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$168,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$124,500

Property type

House

Suburb

Coleraine

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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

55 McLeod Street Coleraine VIC 3315	\$168,000	08-Aug-18
91 McLeod Street Coleraine VIC 3315	\$180,000	17-Oct-18
27 Gage Street Coleraine VIC 3315	\$150,000	25-Mar-19

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: 18 October 2019



55 McLeod Street Coleraine VIC 3315

 3  1  1

Sold Price

\$168,000

Sold Date **08-Aug-18**

Distance **0.17km**

91 McLeod Street Coleraine VIC 3315

 3  1  -

Sold Price

\$180,000

Sold Date **17-Oct-18**

Distance **0.42km**



27 Gage Street Coleraine VIC 3315

 3  1  1

Sold Price

\$150,000

Sold Date **25-Mar-19**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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