

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	231 Ryans Road, Coongulla Vic 3860
Including suburb or	
locality andpostcode	

Indicative selling price

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

5,000

Median sale price*

Median price	House	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

	and the construction of th		
1	31 Wellington St COONGULLA 3860	\$295,000	26/02/2018
2	27 Ben Cruachan Pde COONGULLA 3860	\$285,000	12/10/2018
3	26 Wellington St COONGULLA 3860	\$255,000	17/04/2019

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.

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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.











Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$295,000 No median price available

Comparable Properties



31 Wellington St COONGULLA 3860 (REI/VG)

Price: \$295,000 Method: Private Sale Date: 26/02/2018 Rooms: 6

Property Type: House Land Size: 1076 sqm approx

27 Ben Cruachan Pde COONGULLA 3860

(REI/VG)





Price: \$285.000 Method: Private Sale Date: 12/10/2018 Rooms: 6

Property Type: House Land Size: 815 sqm approx

26 Wellington St COONGULLA 3860 (VG)





Price: \$255,000 Method: Sale Date: 17/04/2019

Rooms: -

Property Type: House (Res) Land Size: 585 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

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