

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

231 Ryans Road, Coongulla Vic 3860

Indicative selling price

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

Single price \$295,000

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	Price	Date of sale
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.

* 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) **Agent Comments**



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) **Agent Comments**



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) **Agent Comments**



Price: \$255,000
Method: Sale
Date: 17/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 585 sqm approx