

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 42 Ben Cruachan Parade, Coongulla Vic 3860
Including suburb or locality and postcode

Indicative selling price

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

Range between \$420,000 & \$440,000

Median sale price

Median price \$382,500 Property Type House Suburb Coongulla

Period - From 25/09/2023 to 24/09/2024 Source REIV

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
1	1 Ibis Ct GLENMAGGIE 3858	\$400,000	28/02/2024
2	14 Narrobuk St COONGULLA 3860	\$395,000	12/01/2024
3	30 Tamboritha Tce COONGULLA 3860	\$400,000	28/07/2023

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: 25/09/2024 14:51



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Property Type: House
Land Size: 737 sqm approx
Agent Comments

Indicative Selling Price
\$420,000 - \$440,000
Median House Price
25/09/2023 - 24/09/2024: \$382,500

Comparable Properties

1 Ibis Ct GLENMAGGIE 3858 (VG)

Agent Comments

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Price: \$400,000
Method: Sale
Date: 28/02/2024
Property Type: House (Res)
Land Size: 1208 sqm approx



14 Narrobuk St COONGULLA 3860 (REI/VG)

Agent Comments

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Price: \$395,000
Method: Private Sale
Date: 12/01/2024
Property Type: House
Land Size: 1160 sqm approx



30 Tamboritha Tce COONGULLA 3860 (VG)

Agent Comments

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Price: \$400,000
Method: Sale
Date: 28/07/2023
Property Type: House (Res)
Land Size: 875 sqm approx

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800