Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 200 Ryans Lane, Cororooke Vic 3254

Indicative selling price

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

Single price \$325,000

Median sale price*

Median price	Pro	operty Type		Sub	ourb	Cororooke
Period - From	to		Sou	Irce		

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	730 Corangamite Lake Rd CORAGULAC 3249	\$370,000	19/12/2024
2	22 Corunnun Rd COROROOKE 3254	\$370,000	20/08/2024
3			

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.

This Statement of Information was prepared on:

24/04/2025 09:21

* 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.









Property Type: House (Previously Occupied - Detached) Land Size: 8095 sqm approx Agent Comments Indicative Selling Price \$325,000 No median price available

Comparable Properties

730 Corangamite Lake Rd CORAGULAC 3249 (VG) Image: 1 Image: 1 4 Image: 1 Price: \$370,000 Method: Sale Date: 19/12/2024 Property Type: House (Previously Occupied - Detached) Land Size: 1000 sqm approx	Agent Comments
22 Corunnun Rd COROROOKE 3254 (REI/VG) 3 1 5 Price: \$370,000 Method: Private Sale Date: 20/08/2024 Property Type: House Land Size: 1012 sqm approx	Agent Comments

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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