

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

35 Ryans Lane, Coragulac Vic 3249

Indicative selling price

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

Single price

\$395,000

Median sale price*

Median price

Property Type

Suburb

Coragulac

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 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	295 Larpent Rd COROROOKE 3254	\$370,000	01/02/2019
2	625 Corangamite Lake Rd COROROOKE 3254	\$385,000	31/01/2019
3	29 Factory Rd COROROOKE 3254	\$430,000	06/04/2020

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:

09/07/2020 09:03

* 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: Land
Land Size: 2016 sqm approx
Agent Comments

Indicative Selling Price
 \$395,000
No median price available

Comparable Properties



295 Larpent Rd COROROOKE 3254 (REI/VG) **Agent Comments**



Price: \$370,000
Method: Private Sale
Date: 01/02/2019
Rooms: 6
Property Type: House
Land Size: 8094 sqm approx



625 Corangamite Lake Rd COROROOKE 3254 (VG) **Agent Comments**



Price: \$385,000
Method: Sale
Date: 31/01/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4046 sqm approx



29 Factory Rd COROROOKE 3254 (VG) **Agent Comments**



Price: \$430,000
Method: Sale
Date: 06/04/2020
Property Type: House (Res)
Land Size: 3900 sqm approx