

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

603 Coragulac-beeac Road, Warrion Vic 3249

Indicative selling price

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

Range between

\$410,000

&

\$451,000

Median sale price*

Median price

Property Type

Suburb

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	595 Coragulac Beeac Rd WARRION 3249	\$385,000	26/11/2024
2	340 Coragulac Beeac Rd WARRION 3249	\$650,000	02/09/2024
3	614 Coragulac Beeac Rd WARRION 3249	\$520,000	26/04/2024

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:

21/01/2025 17:48

* 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:
Agent Comments

Indicative Selling Price
\$410,000 - \$451,000
No median price available

Comparable Properties

595 Coragulac Beeac Rd WARRION 3249 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 26/11/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4050 sqm approx



340 Coragulac Beeac Rd WARRION 3249 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 02/09/2024
Property Type: House
Land Size: 12828.55 sqm approx



614 Coragulac Beeac Rd WARRION 3249 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 26/04/2024
Property Type: House
Land Size: 9952 sqm approx

Account - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160