# 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

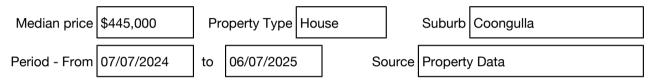
63 Tamboritha Terrace, Coongulla Vic 3860

#### Indicative selling price

For the meaning of this		

Single price \$745,000

#### Median sale price



## 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.

Address of comparable property		Price	Date of sale
1	95 Tamboritha Tce COONGULLA 3860	\$720,000	21/06/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

07/07/2025 10:27









**Property Type:** House (Res) **Land Size:** 714 sqm approx Agent Comments Indicative Selling Price \$745,000 Median House Price 07/07/2024 - 06/07/2025: \$445,000

# **Comparable Properties**



95 Tamboritha Tce COONGULLA 3860 (VG) 	Agent Comments		
Price: \$720,000 Method: Sale Date: 21/06/2023 Property Type: House (Res) Land Size: 695 sqm approx			

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.

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



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