

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

131 Coulsons Road, Warrenheip Vic 3352

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

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	7 Boroka St NERRINA 3350	\$1,130,000	01/05/2024
2	314 Fussell St BALLARAT EAST 3350	\$1,000,000	20/03/2024
3	12 Kenna Rd WARRENHEIP 3352	\$1,050,000	23/06/2023

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:

25/07/2024 15:54

* 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.



6 2 10

Property Type: House
Land Size: 15216.1936 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
No median price available

Comparable Properties



7 Boroka St NERRINA 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$1,130,000
Method: Private Sale
Date: 01/05/2024
Property Type: House
Land Size: 10117.15 sqm approx



314 Fussell St BALLARAT EAST 3350 (REI/VG) Agent Comments

3 2 2

Price: \$1,000,000
Method: Private Sale
Date: 20/03/2024
Property Type: House
Land Size: 7299 sqm approx



12 Kenna Rd WARRENHEIP 3352 (REI/VG)

Agent Comments

5 2 2

Price: \$1,050,000
Method: Private Sale
Date: 23/06/2023
Property Type: House
Land Size: 9105.43 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300