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: 20-22 Ben Cruachan Parade, Coongulla Vic 3860

Indicative selling price

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

Single price: $475,000

Median sale price*

Median price: | Property Type: | Suburb: Coongulla

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	1 Ibis Ct GLENMAGGIE 3858	$400,000	28/02/2024
2	27 Wellington St COONGULLA 3860	$465,000	21/06/2023
3	17 Wellington St COONGULLA 3860	$450,000	31/05/2023

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: 22/08/2024 13:33

* 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.

20-22 Ben Cruachan Parade, Coongulla Vic 3860



3 1 2

Rooms: 5
Property Type: House
Land Size: 1090 sqm approx

Agent Comments

Indicative Selling Price
$475,000
No median price available

Comparable Properties

1 Ibis Ct GLENMAGGIE 3858 (VG)

3 - -

Price: $400,000
Method: Sale
Date: 28/02/2024
Property Type: House (Res)
Land Size: 1208 sqm approx

Agent Comments



27 Wellington St COONGULLA 3860 (REI/VG)

3 1 1

Price: $465,000
Method: Private Sale
Date: 21/06/2023
Property Type: House
Land Size: 585 sqm approx

Agent Comments



17 Wellington St COONGULLA 3860 (VG)

3 - -

Price: $450,000
Method: Sale
Date: 31/05/2023
Property Type: House (Res)
Land Size: 591 sqm approx

Agent Comments

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

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