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

640 Ondit-warrion Road, Warrion Vic 3249

Indicative selling price

For the meaning	of this price see	consumer.vic.go	/.au/underquoting		
Range betweer	\$650,000	&	\$680,000		
Median sale pr	ice*	_			
Median price		Property Type		Suburb	Warrion
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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	275 Farrells Rd WARRION 3249	\$605,000	02/06/2023
2	13 Coragulac Beeac Rd CORAGULAC 3249	\$400,000	08/05/2023
3			

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 eighteen months.

This Statement of Information was prepared on:

01/05/2024 09:15

* 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: Hobby Farm < 20 ha (Rur) Land Size: 8177 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$680,000 No median price available

Comparable Properties



275 Farrells Rd WARRION 3249 (REI/VG)



Price: \$605,000 Method: Private Sale Date: 02/06/2023 Property Type: Lifestyle Property (Rur) Land Size: 15782.75 sqm approx

Agent Comments

Agent Comments



13 Coragulac Beeac Rd CORAGULAC 3249 (VG)



Price: \$400,000 Method: Sale Date: 08/05/2023 Property Type: House (Res) Land Size: 1026 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 - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160

propertyd



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.