

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.gov.au/underquoting

Range between

\$650,000

&

\$680,000

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 eighteen 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	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)

Agent Comments



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



13 Coragulac Beec Rd CORAGULAC 3249 (VG)

Agent Comments



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.