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STATEMENT OF INFORMATION

329 CAMERONS ROAD, COIMADAI, VIC 3340

PREPARED BY RL REAL ESTATE, PO BOX 52 MELTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



329 CAMERONS ROAD, COIMADAI, VIC

 3  2  4

Indicative Selling Price

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

Single Price: **\$1,500,000**

MEDIAN SALE PRICE



COIMADAI, VIC, 3340

Suburb Median Sale Price (House)

01 July 2024 to 30 September 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



380 LYNCH RD, ANAKIE, VIC 3213

 4  3  2

Sale Price

***\$1,380,000**

Sale Date: 18/10/2024

Distance from Property: 41km



1329 EGERTON-BALLARK RD, BUNGAL, VIC

 2  2  6

Sale Price

***\$1,010,000**

Sale Date: 01/11/2024

Distance from Property: 30km



71 MILLS RD, LAL LAL, VIC 3352

 5  2  -

Sale Price

\$1,050,000

Sale Date: 18/07/2024

Distance from Property: 35km



This report has been compiled on 10/12/2024 by RL REAL ESTATE. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

229 CAMERONS ROAD, COIMADAI, VIC 3340

Indicative selling price


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

Single Price: \$1,500,000

Median sale price

Median price

Property type House Suburb COIMADAI

Period 01 July 2024 to 30 September 2024 Source 

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
380 LYNCH RD, ANAKIE, VIC 3213	*\$1,380,000	18/10/2024
1329 EGERTON-BALLARK RD, BUNGAL, VIC 3334	*\$1,010,000	01/11/2024
71 MILLS RD, LAL LAL, VIC 3352	\$1,050,000	18/07/2024

This Statement of Information was prepared on: 10/12/2024