

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 and
postcode

60 READ STREET COLERAINE VIC 3315

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$262,500

Property type

Other

Suburb

Coleraine

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

92 MCCONOCHIE STREET COLERAINE VIC 3315	\$170,000	19-Apr-24
46 HENTY STREET COLERAINE VIC 3315	\$138,000	22-Mar-24
3 BARKLY STREET MERINO VIC 3310	\$138,000	12-Jun-24

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: 18 March 2025



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**92 MCCONOCHIE STREET
COLERAINE VIC 3315**

3 1 1

Sold Price **\$170,000** Sold Date **19-Apr-24**

Distance **0.65km**



**46 HENTY STREET COLERAINE VIC
3315**

3 1 2

Sold Price **\$138,000** Sold Date **22-Mar-24**

Distance **0.27km**



**3 BARKLY STREET MERINO VIC
3310**

3 2 1

Sold Price Sold Date **12-Jun-24**

Distance **18.15km**

RS = Recent sale **UN** = Undisclosed Sale

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