



@REALTY PTY LTD T/A @realty  
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Member of REIV

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## STATEMENT OF INFORMATION

### Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address lot 410 Carpathia Road, Coronet Bay Vic 3984

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \$290,000 or range between \$\* & \$

#### Median sale price

Median price \$275,000 Property Type Land Suburb or Locality Coronet Bay  
Period - From 01/01/2020 to 31/12/2020 Source Price finder

#### 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 9 Bowline crt Coronet Bay    | \$210,000 | 16/10/2020   |
| 2 2 Bowline Crt Coronet Bay    | \$215,000 | 09/12/2020   |
| 3 13 Bowline Crt Coronet Bay   | \$210,000 | 12/10/2020   |

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: 03/03/2021