

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$* or range between \$255,000 & \$280,000

Median sale price

(*Delete house or unit as applicable)

Median price \$295,000 *House ☒ *unit ☐ Suburb or locality Coronet Bay

Period - From 01/10/2016 to 30/09/2017 Source Pricefinder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 59 Gellibrand Street Coronet Bay Vic 3984	\$225,000	18/08/2017
2 11 Cutty Sark Road Coronet Bay Vic 3984	\$250,000	09/04/2017
3 13 Lorna Doone Drive Coronet Bay Vic 3984	\$260,000	07/02/2017

OR

~~B* Either The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.~~
~~Or 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*.~~

(*Delete as applicable)