

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



41 GELLIBRAND STREET, CORONET BAY,  3  2  1

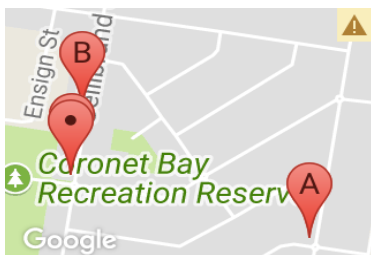
Indicative Selling Price

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

Price Range: **\$400,000 to \$425,000**

Provided by: Kellie Morgan, Alex Scott & Staff Bass Valley

MEDIAN SALE PRICE



CORONET BAY, VIC, 3984

Suburb Median Sale Price (House)

\$330,000

01 April 2017 to 31 March 2018

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 agent's representative considers to be most comparable to the property for sale.



35 BASS HORIZON PROM, CORONET BAY, VIC  3  2  1

Sale Price

\$355,000

Sale Date: 19/11/2017

Distance from Property: 404m



57 GELLIBRAND ST, CORONET BAY, VIC 3984  4  2  4

Sale Price

\$380,000

Sale Date: 12/08/2017

Distance from Property: 123m



43 GELLIBRAND ST, CORONET BAY, VIC 3984  4  2  2

Sale Price

\$360,000

Sale Date: 25/02/2017

Distance from Property: 12m



This report has been compiled on 10/04/2018 by Alex Scott & Staff Bass Valley. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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
Including suburb and
postcode

41 GELLIBRAND STREET, CORONET BAY, VIC 3984

Indicative selling price

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

Price Range:

\$400,000 to \$425,000

Median sale price

Median price

\$330,000

House

X

Unit

Suburb

CORONET BAY

Period

01 April 2017 to 31 March 2018

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 agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
35 BASS HORIZON PROM, CORONET BAY, VIC 3984	\$355,000	19/11/2017
57 GELLIBRAND ST, CORONET BAY, VIC 3984	\$380,000	12/08/2017
43 GELLIBRAND ST, CORONET BAY, VIC 3984	\$360,000	25/02/2017