

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 CUTTY SARK ROAD, CORONET BAY,



3



1



1

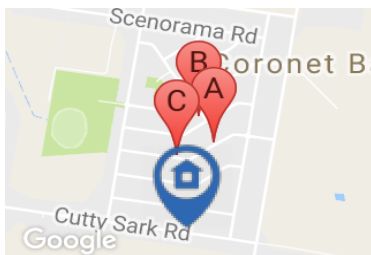
Indicative Selling Price

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

\$285,000 to \$289,000

Provided by: Maddi Golby, Alex Scott & Staff Bass Valley

SUBURB MEDIAN



CORONET BAY, VIC, 3984

Suburb Median Sale Price (House)

\$275,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

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.



12 SHENANDOAH DR, CORONET BAY, VIC



3



1



2

Sale Price

\$260,000

Sale Date: 27/09/2016

Distance from Property: 317m



3 OCEANAIRE AV, CORONET BAY, VIC 3984



3



1



4

Sale Price

\$266,500

Sale Date: 03/03/2016

Distance from Property: 402m



28 SHENANDOAH DR, CORONET BAY, VIC



3



1



1

Sale Price

\$283,000

Sale Date: 13/01/2017

Distance from Property: 265m



This report has been compiled on 29/05/2017 by Alex Scott & Staff Bass Valley. Property Data Solutions Pty Ltd 2017 - 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

18 CUTTY SARK ROAD, CORONET BAY, VIC 3984

Indicative selling price

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

Single Price / Range

\$285,000 to \$289,000

Median sale price

Median price

\$275,000

House

X

Unit

Suburb

CORONET BAY

Period

01 April 2016 to 31 March 2017

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
12 SHENANDOAH DR, CORONET BAY, VIC 3984	\$260,000	27/09/2016
3 OCEANAIRES AVE, CORONET BAY, VIC 3984	\$266,500	03/03/2016
28 SHENANDOAH DR, CORONET BAY, VIC 3984	\$283,000	13/01/2017