

## 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 \$337,000 & \$364,000

#### 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 43 Gellibrand Street Coronet Bay Vic 3984	\$360,000	25/02/2017
2 11 Semaphore Street Coronet Bay Vic 3984	\$335,000	02/04/2016
3 346 Agar Road Coronet Bay Vic 3984	\$290,000	03/06/2016

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)