

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 BASS HORIZON PROMENADE,**

3 2 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$400,000 to \$440,000**

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

## MEDIAN SALE PRICE



**CORONET BAY, VIC, 3984**

**Suburb Median Sale Price (House)**

**\$304,000**

01 January 2017 to 31 December 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.



**14 GREENWICH GRA, CORONET BAY, VIC 3984** 3 1 4

**Sale Price**

**\$330,000**

Sale Date: 24/11/2017

Distance from Property: 493m



**37 SCENORAMA RD, CORONET BAY, VIC 3984** 3 1 -

**Sale Price**

**Price Withheld**

Sale Date: 15/11/2017

Distance from Property: 693m



**32 SHENANDOAH DR, CORONET BAY, VIC** 3 1 2

**Sale Price**

**Price Withheld**

Sale Date: 27/10/2017

Distance from Property: 268m



This report has been compiled on 07/01/2018 by Alex Scott & Staff Bass Valley. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

11 BASS HORIZON PROMENADE, CORONET BAY, VIC 3984

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$400,000 to \$440,000

### Median sale price

Median price \$304,000

House

Unit

Suburb CORONET BAY

Period 01 January 2017 to 31 December 2017

Source

 pricfinder

### 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
14 GREENWICH GRA, CORONET BAY, VIC 3984	\$330,000	24/11/2017
37 SCENORAMA RD, CORONET BAY, VIC 3984	Price Withheld	15/11/2017
32 SHENANDOAH DR, CORONET BAY, VIC 3984	Price Withheld	27/10/2017