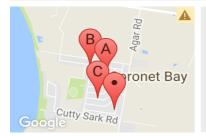


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



CORONET BAY, VIC, 3984

Suburb Median Sale Price (House)

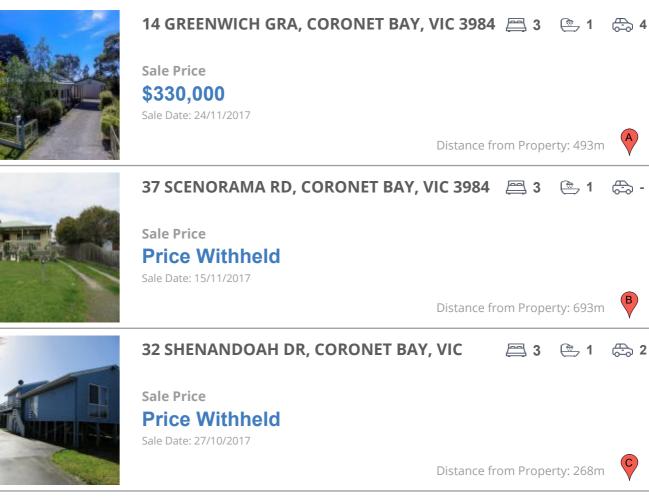
\$304,000

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.



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

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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

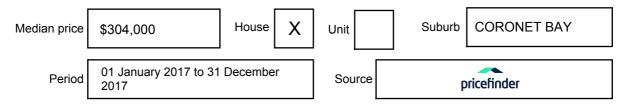
Indicative selling price

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

Price Range:

\$400,000 to \$440,000

Median sale price



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