

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 BERMUDA BEND CORONET BAY VIC 3984

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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Coronet Bay

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

7 OCEANAIRES AVENUE CORONET BAY VIC 3984	\$630,000	24-Jan-22
33 SHENANDOAH DRIVE CORONET BAY VIC 3984	\$650,000	23-Oct-22
27 SHENANDOAH DRIVE CORONET BAY VIC 3984	\$715,000	01-Feb-22

OR

B* 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.

This Statement of Information was prepared on: 27 November 2022


7 OCEANARES AVENUE CORONET BAY VIC 3984
 3  1  3

Sold Price \$630,000 Sold Date 24-Jan-22

Distance **0.24km**

33 SHENANDOAH DRIVE CORONET BAY VIC 3984
 3  2  4

Sold Price \$650,000 Sold Date 23-Oct-22

Distance **0.12km**

27 SHENANDOAH DRIVE CORONET BAY VIC 3984
 4  2  4

Sold Price \$715,000 Sold Date 01-Feb-22

Distance **0.08km**
RS = Recent sale

UN = Undisclosed Sale

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