

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 24 Gellibrand Street Coronet Bay Vic 3984

Including suburb or
locality and postcode

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 \$450,000 & \$495,000

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$350,000 *House ☒ *unit ☐ Suburb or locality Coronet Bay

Period - From 01 July 2017 to 30 June 2018 Source Pricefinder

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
1 47 CUTTY SARK RD, CORONET BAY, VIC 3984	\$350,000	22/02/2018
2 38 BASS HORIZON PROM, CORONET BAY, VIC 3984	\$475,000	20/12/2017
3 7 CUTTY SARK RD, CORONET BAY, VIC 3984	\$360,00	10/10/2017

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.~~