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Member of REIV

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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 59 Norsemens Road 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 \$380,000 or range between \$* & \$

Median sale price

Median price \$285,000 Property Type Vacant Land Suburb or Locality CORONET BAY
Period - From 01/07/2020 to 30/07/2021 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
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1 29 Gellibrand Street Coronet Bay Vic 3984	\$245,000	21/10/2020
2 70 Champ Elysees ESP, Coronet Bay Vic 3984	\$272,500	16/11/2020
3 57 Champ Elysees ESP, Coronet Bay Vic 3984	\$290,000	26/11/2020

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: 06/09/2021