

## 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

38 BERMUDA BEND 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$543,000

Property type

House

Suburb

Coronet Bay

Period-from

01 Jul 2023

to

30 Jun 2024

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

37 SHENANDOAH DRIVE CORONET BAY VIC 3984	\$537,000	28-Jun-24
11 GREENWICH GRANGE CORONET BAY VIC 3984	\$565,000	19-Jan-24
55 SCENORAMA ROAD CORONET BAY VIC 3984	\$510,000	04-Jun-24

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: 17 July 2024



### 37 SHENANDOAH DRIVE CORONET BAY VIC 3984

 3  2  2

Sold Price <sup>RS</sup> **\$537,000** <sup>UN</sup> Sold Date **28-Jun-24**

Distance **0.05km**



### 11 GREENWICH GRANGE CORONET BAY VIC 3984

 3  1  2

Sold Price **\$565,000** Sold Date **19-Jan-24**

Distance **0.48km**



### 55 SCENORAMA ROAD CORONET BAY VIC 3984

 4  2  2

Sold Price **\$510,000** Sold Date **04-Jun-24**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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