

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 38 Bass Horizon Promenade, CORONET BAY 3984

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$497,500**

### Median sale price

Median **House** for **CORONET BAY** for period **Feb 2017 - Feb 2018**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$330,000**

### 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 the most comparable to the property for sale.

**96 Champs Elysees Esplanade,**  
CORONET BAY 3984

Price **\$475,000** Sold 19 June  
2017

**11 Semaphore Street,**  
CORONET BAY 3984

Price **\$455,000** Sold 07  
November 2017

**23 Wetherall Drive,**  
Corinella 3984

Price **\$470,000** Sold 08  
August 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House

3 beds

2 baths

1 parking

### Stockdale & Leggo Koo Wee Rup

48A Station Street,  
Koo Wee Rup VIC 3981

### Contact agents



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**Stockdale  
& Leggo**