

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**59 GELLIBRAND STREET, CORONET BAY,**  3  1  1

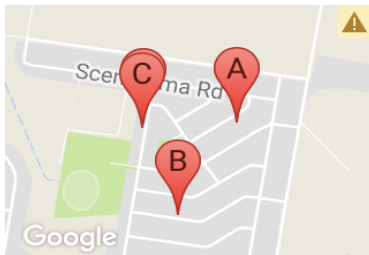
### Indicative Selling Price

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

**Price Range:** **\$300,000 to \$325,000**

Provided by: Kellie Morgan, Alex Scott & Staff Bass Valley

## MEDIAN SALE PRICE



### CORONET BAY, VIC, 3984

Suburb Median Sale Price (House)

**\$330,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**11 GREENWICH GRA, CORONET BAY, VIC 3984**  3  -  -

Sale Price

**\$330,000**

Sale Date: 24/01/2018

Distance from Property: 303m



**32 SHENANDOAH DR, CORONET BAY, VIC**  3  1  2

Sale Price

**\$314,750**

Sale Date: 19/09/2017

Distance from Property: 347m



**57 GELLIBRAND ST, CORONET BAY, VIC 3984**  4  2  4

Sale Price

**\$380,000**

Sale Date: 12/08/2017

Distance from Property: 16m



This report has been compiled on 13/04/2018 by Alex Scott & Staff Bass Valley. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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  
Including suburb and  
postcode

59 GELLIBRAND STREET, 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)

Price Range:

\$300,000 to \$325,000

Median sale price

Median price

\$330,000

House

X

Unit


Suburb

CORONET BAY

Period

01 April 2017 to 31 March 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
11 GREENWICH GRA, CORONET BAY, VIC 3984	\$330,000	24/01/2018
32 SHENANDOAH DR, CORONET BAY, VIC 3984	\$314,750	19/09/2017
57 GELLIBRAND ST, CORONET BAY, VIC 3984	\$380,000	12/08/2017