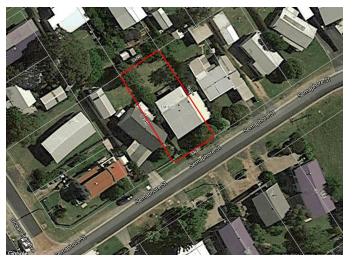


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 SEMAPHORE STREET, CORONET BAY,**  3  1  1

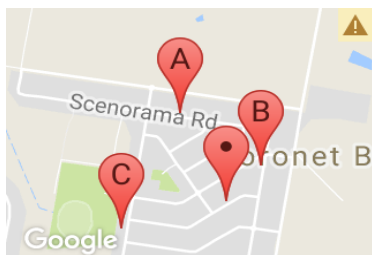
### Indicative Selling Price

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

**Price Range: \$300,000 to \$330,000**

Provided by: Maddi Golby, Alex Scott & Staff Bass Valley

## MEDIAN SALE PRICE



**CORONET BAY, VIC, 3984**

Suburb Median Sale Price (House)

**\$285,000**

01 July 2016 to 30 June 2017

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.



**36 SCENORAMA RD, CORONET BAY, VIC 3984**  3  1  1

Sale Price

**\$322,000**

Sale Date: 30/10/2016

Distance from Property: 349m



**57 BASS HORIZON PROM, CORONET BAY, VIC**  3  1  2

Sale Price

**\$331,000**

Sale Date: 08/08/2016

Distance from Property: 169m



**27 GELLIBRAND ST, CORONET BAY, VIC 3984**  3  1  1

Sale Price

**\$287,000**

Sale Date: 30/06/2016

Distance from Property: 352m



This report has been compiled on 01/09/2017 by Alex Scott & Staff Bass Valley. Property Data Solutions Pty Ltd 2017 - [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

12 SEMAPHORE 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 \$330,000

Median sale price

Median price

\$285,000

House

X

Unit


Suburb

CORONET BAY

Period

01 July 2016 to 30 June 2017

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
36 SCENORAMA RD, CORONET BAY, VIC 3984	\$322,000	30/10/2016
57 BASS HORIZON PROM, CORONET BAY, VIC 3984	\$331,000	08/08/2016
27 GELLIBRAND ST, CORONET BAY, VIC 3984	\$287,000	30/06/2016