



@REALTY PTY LTD T/A @realty
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STATEMENT OF INFORMATION

Multiple residential properties located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Lot 605,608,610,611 Carpathia St Coronet Bay Victoria 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)

| Unit type or class e.g. One bedroom units | Single price | Lower price | Higher price |
|--|-----------------------------|-------------|--------------|
| Lot 605 | -\$* _____ Or range between | \$380,000 | & \$399,000 |
| Lot 608 | -\$* _____ Or range between | \$400,000 | & 418,000 |
| Lot 610 | -\$* _____ Or range between | \$390,000 | & 410,000 |
| Lot 611 | -\$* _____ Or range between | \$395,000 | & \$415,000 |
| | -\$* _____ Or range between | \$* | & \$ |

Additional entries may be included or attached as required.

Unit median sale price

Median price \$305,000 _____ Suburb or Locality Coronet Bay _____

Period - From 01/10/2023 _____ To 30/09/2024 _____ Source Pricefinder _____

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

| Unit type or class E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|---|--|--------------|---------------------|
| | 1 36 Carpathia St Coronet Bay Vic 3984 | \$415,000 | 17/07/2023 |
| | 2 5 Liberty Crst Corinella Vic 3984 | \$350,000 | 13/03/2024 |
| | 3 33 Carpathia Street Coronet Bay Vic 3984 | \$305,000 | 19/07/2024 |

| Unit type or class E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|---|-----------------------------------|--------------|---------------------|
| | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

| Unit type or class E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|---|-----------------------------------|--------------|---------------------|
| | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

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|---|-----------------------------------|--------------|---------------------|
| | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

| Unit type or class E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|---|-----------------------------------|--------------|---------------------|
| | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 10/11/2024