



@REALTY PTY LTD T/A @realty
 Level 31/120 Collins Street Melbourne VIC 3000
 Tel: 1300 299 377 Fax: 07 5592 0900 Agent No: 077641L

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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 64 Gellibrand Street Coronet Bay Vic 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)

Single price \$* _____ or range between \$650,000 _____ & \$660,000 _____

Median sale price

Median price \$520,000 _____ Property Type House _____ Suburb or Locality Coronet Bay _____

Period - From 01/01/2024 _____ to 31/12/2024 _____ Source Pricfinder _____

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
1	\$	
2	\$	
3	\$	

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: 20/01/2025