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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 Vacant Land
Including suburb or locality Lot 605, 608, 610, 611 Carpathia Street Coronet Bay Vic 3984
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, 608, 610, 611 | \$* Or range between | \$400,000 | & \$415,000 |
| | \$* Or range between | \$* | & \$ |
| | \$* Or range between | \$* | & \$ |
| | \$* Or range between | \$* | & \$ |
| | \$* Or range between | \$* | & \$ |

Additional entries may be included or attached as required.

Unit median sale price

Median price \$415,000 Suburb or Locality CORONET BAY

Period - From 01 July 2022 To 30 June 2023 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 | \$ | |
| | 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 | \$ | |
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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: 24/08/23