

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**507-509 AGAR ROAD, CORONET BAY, VIC**  2  1  1

### Indicative Selling Price

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

**Single Price:** **\$290,000**

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

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.



**25 SEMAPHORE ST, CORONET BAY, VIC 3984**  2  1  3

Sale Price

**\$297,500**

Sale Date: 30/11/2016

Distance from Property: 444m



**501 CORINELLA RD, CORONET BAY, VIC 3984**  2  1  7

Sale Price

**\$263,000**

Sale Date: 02/08/2016

Distance from Property: 1.1km



This report has been compiled on 19/08/2017 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

507-509 AGAR ROAD, 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)

Single Price:

\$290,000

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

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.

Address of comparable property	Price	Date of sale
25 SEMAPHORE ST, CORONET BAY, VIC 3984	\$297,500	30/11/2016
501 CORINELLA RD, CORONET BAY, VIC 3984	\$263,000	02/08/2016