

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



507-509 AGAR ROAD, CORONET BAY, VIC 🕮 2 🕒 1 🚓 1

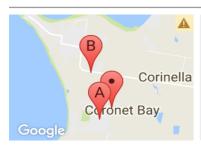
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

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: **pricefinder**

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







Sale Price

\$297,500

Sale Date: 30/11/2016

Distance from Property: 444m





501 CORINELLA RD, CORONET BAY, VIC 3984 🛚 🖴 2







Sale Price \$263,000

Sale Date: 02/08/2016

Distance from Property: 1.1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sale
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Address Including suburb and postcode	507-509 AGAR ROAD, CORONET BAY, VIC 3984
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$285,000	House	Unit	Suburb	CORONET BAY
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

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

