

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 BERMUDA BEND, CORONET BAY, VIC



3



1



4

Indicative Selling Price

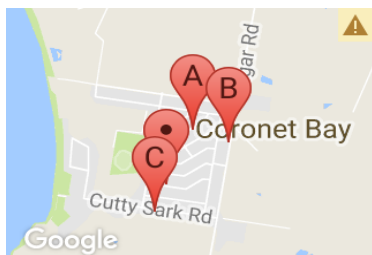
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$370,000

Provided by: Kellie Morgan, Alex Scott & Staff Bass Valley

MEDIAN SALE PRICE



CORONET BAY, VIC, 3984

Suburb Median Sale Price (House)

\$330,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



19 GREENWICH GRA, CORONET BAY, VIC 3984



3



2



2

Sale Price

****\$360,000**

Sale Date: 11/05/2018

Distance from Property: 422m



493 AGAR RD, CORONET BAY, VIC 3984



3



1



3

Sale Price

\$387,500

Sale Date: 02/02/2018

Distance from Property: 502m



47 CUTTY SARK RD, CORONET BAY, VIC 3984



4



2



2

Sale Price

\$350,000

Sale Date: 22/02/2018

Distance from Property: 209m



This report has been compiled on 30/05/2018 by Alex Scott & Staff Bass Valley. Property Data Solutions Pty Ltd 2018 - 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

34 BERMUDA BEND, CORONET BAY, VIC 3984

Indicative selling price

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

Single Price:

\$370,000

Median sale price

Median price

\$330,000

House

X

Unit


Suburb

CORONET BAY

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
19 GREENWICH GRA, CORONET BAY, VIC 3984	**\$360,000	11/05/2018
493 AGAR RD, CORONET BAY, VIC 3984	\$387,500	02/02/2018
47 CUTTY SARK RD, CORONET BAY, VIC 3984	\$350,000	22/02/2018