

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

12 Palmer Street, Corinella Vic 3984

### Indicative selling price

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

Single price

\$495,000

### Median sale price

Median price

\$415,000

Property Type

Vacant land

Suburb

Corinella

Period - From

24/04/2024

to

23/04/2025

Source

Property Data

### 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	104 Champ Elysees Esp CORONET BAY 3984	\$500,000	28/10/2024
2	8 Village Way CORONET BAY 3984	\$540,000	06/09/2024
3	104 Champ Elysees Esp CORONET BAY 3984	\$500,000	25/07/2024

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:

24/04/2025 10:14