



@REALTY PTY LTD T/A @realty
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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 72 Scenorama Road Coronet Bay Vic 3984

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$300,000 & \$320,000

Median sale price

Median price \$305,000 Property Type Land Suburb or Locality Coronet Bay
Period - From 01/04/2024 to 31/03/2025 Source Pricefinder

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 13 Westaway St Coronet Bay Vic 3984	\$305,000	15/11/2024
2 3 Marline CRT Coronet Bay Vic 3984	\$285,000	20/01/2025
3 27 Carpathia ST Coronet Bay Vic 3984	\$330,000	20/03/2025

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: 05/05/2025