

# 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

25 BANTERING BAY ROAD, CORONET BAY, 3984
--

### Indicative selling price

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

Single price  or range between \$450,000 & \$470,000

### Median sale price

Median price \$ 585,000 Property type HOUSE Suburb CORONET BAY

Period - From 1 DEC 2022 to 30 NOV 2023 Source Realestate.com.au

### 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
10 Ben-tor Terrace, Coronet Bay, 3984	\$470,000	04/10/2023
14 Semaphore Street, Coronet Bay, 3984	\$518,000	19/10/2023
27 Semaphore Street, Coronet Bay, 3984	\$460,000	26/07/2023

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: 7<sup>th</sup> December, 2023