

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

29 Cutty Sark Road, Coronet Bay VIC 3984
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Indicative selling price

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

Single price

\$525,000

or range between

&

Median sale price

Median price

\$ 605,500

Property type

House

Suburb

Coronet Bay

Period - From

01 May 2022

to

31 April 2023

Source

Corelogic

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

Address of comparable property	Price	Date of sale
2 Oceanaires Avenue, Coronet Bay	\$530,000	18/01/2023
29 Lorna Doone Drive, Coronet Bay	\$550,000	22/11/2022
12 Bermuda Bend, Coronet Bay	\$575,000	04/04/2023

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: 16th May, 2023