

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

73 Norsemens Road, Coronet Bay VIC 3984

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 \$390,000 & \$425,000

Median sale price

Median price \$ 520,000 Property type House Suburb Coronet Bay

Period - From 1 Apr 2023 to 31 Mar 2024 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
74 Scenorama Road, Coronet Bay VIC 3984	\$450,000	16/08/2023
27 Bermuda Bend, Coronet Bay Vic 3984	\$480,000	15/03/2024
10 Ben-tor Terrace, Coronet Bay VIC 3984	\$470,000	04/10/2023

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: 30th April, 2024