

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 53 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 \$450,000 _____ & \$485,000 _____

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$350,000 _____ *House *unit Suburb or locality Coronet Bay _____

Period - From 01/04/2018 _____ to 31/03/2019 _____ Source Pricfinder _____

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	\$	
2	\$	
3	\$	

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.