

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 and
postcode

85 SMYTHE STREET CORINELLA 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

\$499,999

&

\$549,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,250

Property type

House

Suburb

Corinella

Period-from

01 May 2023

to

30 Apr 2024

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

2 SCENORAMA ROAD CORONET BAY VIC 3984	\$500,000	08-Apr-24
12 OCEANAIRE AVENUE CORONET BAY VIC 3984	\$495,000	31-Jan-24
445 AGAR ROAD CORONET BAY VIC 3984	\$520,000	30-Jan-24

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: 22 May 2024



2 SCENORAMA ROAD CORONET BAY VIC 3984

 3  1  2

Sold Price

^{RS} \$500,000

Sold Date 08-Apr-24

Distance 2.68km



12 OCEANARES AVENUE CORONET BAY VIC 3984

 3  1  2

Sold Price

\$495,000

Sold Date 31-Jan-24

Distance 2.74km



445 AGAR ROAD CORONET BAY VIC 3984

 3  1  3

Sold Price

\$520,000

Sold Date 30-Jan-24

Distance 3.12km

RS = Recent sale

UN = Undisclosed Sale

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