

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 CHAMP ELYSEES ESPLANADE,**

3 2 -

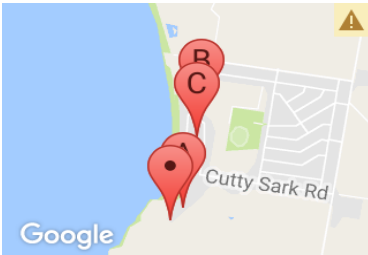
Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$440,000 to \$470,000**

Provided by: Maddi Golby, Alex Scott & Staff Bass Valley

## MEDIAN SALE PRICE



**CORONET BAY, VIC, 3984**

Suburb Median Sale Price (House)

**\$283,000**

01 April 2016 to 31 March 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**18 CHAMP ELYSEES ESP, CORONET BAY, VIC**

3 1 3

Sale Price

**\$455,000**

Sale Date: 12/02/2017

Distance from Property: 119m



**92 CHAMP ELYSEES ESP, CORONET BAY, VIC**

3 2 3

Sale Price

**\*\$450,000**

Sale Date: 24/04/2017

Distance from Property: 776m



**4 VALCK EYRIE, CORONET BAY, VIC 3984**

3 2 2

Sale Price

**\$472,500**

Sale Date: 17/03/2017

Distance from Property: 613m



This report has been compiled on 30/06/2017 by Alex Scott & Staff Bass Valley. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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  
Including suburb and  
postcode

2 CHAMP ELYSEES ESPLANADE, CORONET BAY, VIC 3984

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$440,000 to \$470,000

### Median sale price

Median price \$283,000

House

Unit

Suburb

CORONET BAY

Period 01 April 2016 to 31 March 2017

Source



### Comparable property sales

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
18 CHAMP ELYSEES ESP, CORONET BAY, VIC 3984	\$455,000	12/02/2017
92 CHAMP ELYSEES ESP, CORONET BAY, VIC 3984	*\$450,000	24/04/2017
4 VALCK EYRIE, CORONET BAY, VIC 3984	\$472,500	17/03/2017