

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

Lot 17, 386 Agar 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

\$475,000

or range between

\$

&

\$

Median sale price

Median price

\$ 450,000

Property type

Vacant Land

Suburb

Coronet Bay

Period - From

01 July 2024

to

30 June 2025

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

436 AGAR ROAD CORONET BAY VIC 3984	\$495,000	28/04/2025
27 VILLAGE WAY CORONET BAY VIC 3984	\$450,000	29/04/2025
19 VILLAGE WAY CORONET BAY VIC 3984	\$450,000	26/05/2025

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:

26th August, 2025