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<br>Including suburb and postcode | 2 HOWIE LANE 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 | $240,000 | & | $260,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $570,000 | Property type | House | Suburb | Coronet Bay |
| Period-from | 01 Jul 2025 | to | 30 Jun 2026 | Source | Cotality |

## 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 |
|---|---|---|
| 3 MARLINE COURT CORONET BAY VIC 3984 | $285,000 | 20-Jan-25 |
| 86 SMYTHE STREET CORINELLA VIC 3984 | $275,000 | 11-Feb-26 |
| 19 BALCOMBE STREET CORINELLA VIC 3984 | $275,000 | 23-May-25 |

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.~~

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**3 MARLINE COURT CORONET BAY VIC 3984**
Sold Price **$285,000** Sold Date **20-Jan-25**
- - -
Distance **0.92km**




**86 SMYTHE STREET CORINELLA VIC 3984**
Sold Price **$275,000** Sold Date **11-Feb-26**
- - -
Distance **3.34km**



**19 BALCOMBE STREET CORINELLA VIC 3984**
Sold Price Sold Date **23-May-25**
4 2 2
Distance **3.16km**

**RS** = Recent sale **UN** = Undisclosed Sale

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