

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

5 Vickers Court, Corio Vic 3214

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$549,000 & \$589,000

Median sale price

Median price \$488,750 Property Type House Suburb Corio

Period - From 01/10/2022 to 30/09/2023 Source REIV

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	136 Plantation Rd CORIO 3214	\$620,000	04/05/2023
2	88 Cloverdale Dr CORIO 3214	\$585,000	17/10/2023
3	4 Beretta Ct CORIO 3214	\$545,000	11/09/2023

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:

29/11/2023 09:49



Property Type: House (Previously Occupied - Detached)

Land Size: 527 sqm approx

Agent Comments

Comparable Properties

136 Plantation Rd CORIO 3214 (REI)

Agent Comments



Price: \$620,000

Method:

Date: 04/05/2023

Property Type: House



88 Cloverdale Dr CORIO 3214 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 17/10/2023

Property Type: House

Land Size: 562 sqm approx



4 Beretta Ct CORIO 3214 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 11/09/2023

Property Type: House

Land Size: 614 sqm approx