

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 BUFFALO AVENUE, CORIO, VIC 3214

3 bedrooms, 1 bathroom, 2 cars

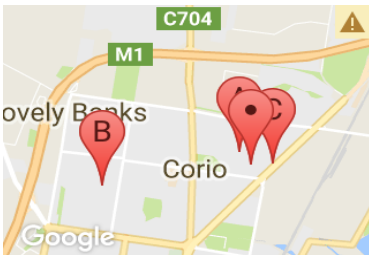
Indicative Selling Price

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

Price Range: \$280,000 to \$308,000

Provided by: Paul Rossiter, Hocking Stuart Geelong

MEDIAN SALE PRICE



CORIO, VIC, 3214

Suburb Median Sale Price (House)

\$267,250

01 July 2016 to 30 June 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.



10 ROTELLA AVE, CORIO, VIC 3214

3 bedrooms, 2 bathrooms, 1 car

Sale Price

\$296,000

Sale Date: 07/09/2016

Distance from Property: 236m



25 CABERNET RD, CORIO, VIC 3214

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$308,000

Sale Date: 11/11/2016

Distance from Property: 2km



347 PRINCES HWY, CORIO, VIC 3214

3 bedrooms, 2 bathrooms, 1 car

Sale Price

\$295,000

Sale Date: 13/10/2016

Distance from Property: 275m



This report has been compiled on 06/09/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - 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

22 BUFFALO AVENUE, CORIO, VIC 3214

Indicative selling price

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

Price Range:

\$280,000 to \$308,000

Median sale price

Median price

\$267,250

House

X

Unit

Suburb

CORIO

Period

01 July 2016 to 30 June 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
10 ROTELLA AVE, CORIO, VIC 3214	\$296,000	07/09/2016
25 CABERNET RD, CORIO, VIC 3214	\$308,000	11/11/2016
347 PRINCES HWY, CORIO, VIC 3214	\$295,000	13/10/2016