

# 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 Montana Court, Corio Vic 3214

### Indicative selling price

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

Range between

\$420,000

&

\$450,000

### Median sale price

Median price

\$410,000

Property Type

House

Suburb

Corio

Period - From

21/06/2020

to

20/06/2021

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	2 Montana Ct CORIO 3214	\$418,000	21/07/2020
2	16 Maryland Dr CORIO 3214	\$412,000	10/06/2021
3	7 Dargo Ct CORIO 3214	\$450,000	23/03/2021

**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:

21/06/2021 11:19

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**Indicative Selling Price**

\$420,000 - \$450,000

**Median House Price**

21/06/2020 - 20/06/2021: \$410,000



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 536 sqm approx

Agent Comments

## Comparable Properties

**2 Montana Ct CORIO 3214 (VG)**

Agent Comments



**Price:** \$418,000

**Method:** Sale

**Date:** 21/07/2020

**Property Type:** House (Res)

**Land Size:** 543 sqm approx



**16 Maryland Dr CORIO 3214 (REI)**

Agent Comments



**Price:** \$412,000

**Method:** Private Sale

**Date:** 10/06/2021

**Property Type:** House

**Land Size:** 594 sqm approx



**7 Dargo Ct CORIO 3214 (REI)**

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 23/03/2021

**Property Type:** House

**Land Size:** 649 sqm approx