

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

112 Purnell Road, Corio Vic 3214

Indicative selling price

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

Range between \$365,000 & \$390,000

Median sale price

Median price \$372,000 Property Type House Suburb Corio

Period - From 22/09/2019 to 21/09/2020 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	4 Norfolk Cr CORIO 3214	\$400,000	27/08/2020
2	180 Purnell Rd CORIO 3214	\$375,000	07/01/2020
3	59 Purnell Rd CORIO 3214	\$375,000	15/01/2020

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:

22/09/2020 13:05



Property Type: House (Previously Occupied - Detached)
Land Size: 551 sqm approx
Agent Comments

Indicative Selling Price
\$365,000 - \$390,000
Median House Price
22/09/2019 - 21/09/2020: \$372,000

Comparable Properties



4 Norfolk Cr CORIO 3214 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 27/08/2020
Property Type: House
Land Size: 650 sqm approx



180 Purnell Rd CORIO 3214 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 07/01/2020
Property Type: House (Res)
Land Size: 549 sqm approx

59 Purnell Rd CORIO 3214 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 15/01/2020
Property Type: House (Res)
Land Size: 612 sqm approx