

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

9 Fairbairn Drive, Corio Vic 3214

Indicative selling price

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

Range between \$449,000 & \$489,000

Median sale price

Median price \$466,000 Property Type House Suburb Corio

Period - From 01/01/2021 to 31/12/2021 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 Colorado Dr CORIO 3214	\$480,000	22/02/2022
2	26 Cabernet Rd CORIO 3214	\$470,000	15/12/2021
3	68 Plantation Rd CORIO 3214	\$460,000	01/03/2022

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:

23/03/2022 12:43

9 Fairbairn Drive, Corio Vic 3214

Harcourts

Joe Grgic

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Indicative Selling Price

\$449,000 - \$489,000

Median House Price

Year ending December 2021: \$466,000



3 -

Property Type: House (Res)

Land Size: 626 sqm approx

Agent Comments

Comparable Properties



2 Colorado Dr CORIO 3214 (REI)

Agent Comments

2 1 2

Price: \$480,000

Method: Private Sale

Date: 22/02/2022

Property Type: House

Land Size: 651 sqm approx



26 Cabernet Rd CORIO 3214 (VG)

Agent Comments

3 - -

Price: \$470,000

Method: Sale

Date: 15/12/2021

Property Type: House (Res)

Land Size: 625 sqm approx



68 Plantation Rd CORIO 3214 (REI)

Agent Comments

4 2 2

Price: \$460,000

Method: Auction Sale

Date: 01/03/2022

Property Type: House (Res)

Land Size: 616 sqm approx

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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