

# 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

3 Dorset 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 \$379,000

&

\$415,000

### Median sale price

Median price \$410,000

Property Type House

Suburb Corio

Period - From 01/10/2020

to 31/12/2020

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	37 Goulburn Av CORIO 3214	\$390,000	20/12/2020
2	31 Goulburn Av CORIO 3214	\$385,000	10/12/2020
3	11 Loddon St CORIO 3214	\$375,000	07/12/2020

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:

20/03/2021 17:36



**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 693 sqm approx

Agent Comments

## Comparable Properties



**37 Goulburn Av CORIO 3214 (VG)**

Agent Comments



**Price:** \$390,000

**Method:** Sale

**Date:** 20/12/2020

**Property Type:** House (Res)

**Land Size:** 694 sqm approx



**31 Goulburn Av CORIO 3214 (VG)**

Agent Comments



**Price:** \$385,000

**Method:** Sale

**Date:** 10/12/2020

**Property Type:** House (Res)

**Land Size:** 581 sqm approx



**11 Loddon St CORIO 3214 (REI/VG)**

Agent Comments



**Price:** \$375,000

**Method:** Private Sale

**Date:** 07/12/2020

**Property Type:** House

**Land Size:** 640 sqm approx