

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

129 Princess Road, Corio Vic 3214

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$357,500

Property Type

House

Suburb

Corio

Period - From

01/04/2020

to

30/06/2020

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	7 Shepherdson Av CORIO 3214	\$430,000	31/07/2020
2	153 Princess Rd CORIO 3214	\$415,000	29/03/2019
3	177 Princess Rd CORIO 3214	\$405,000	03/04/2019

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:

13/08/2020 15:55



Property Type: Aged, Special & Disability Care (Res)
Land Size: 582 sqm approx
Agent Comments

Indicative Selling Price
\$425,000
Median House Price
June quarter 2020: \$357,500

Comparable Properties



7 Shepherdson Av CORIO 3214 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 31/07/2020
Rooms: 4
Property Type: House
Land Size: 542 sqm approx



153 Princess Rd CORIO 3214 (REI/VG)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 29/03/2019
Property Type: House
Land Size: 708 sqm approx



177 Princess Rd CORIO 3214 (REI/VG)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 03/04/2019
Property Type: House
Land Size: 570 sqm approx