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Nick De Stefano 5278 7011 0431 230 124

### 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 andpostcode

305 Princes Highway, Corio Vic 3214

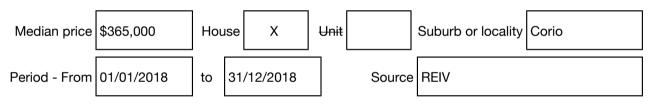
#### Indicative selling price

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

Price

\$359,000

#### Median sale price



#### 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 eighteen 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	82 Bacchus Marsh Rd CORIO 3214	\$398,000	05/11/2018
2	279 Princes Hwy CORIO 3214	\$372,000	27/06/2018
3	11 Spruhan Av NORLANE 3214	\$360,000	18/10/2018

#### 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 eighteen months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





# Harcourts

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**1** 3 **1 1** 

Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 694 sqm approx Agent Comments Indicative Selling Price \$359,000 Median House Price Year ending December 2018: \$365,000

### **Comparable Properties**



82 Bacchus Marsh Rd CORIO 3214 (REI)

**6** 3



Price: \$398,000 Method: Private Sale Date: 05/11/2018 Rooms: -Property Type: House Land Size: 706 sqm approx

279 Princes Hwy CORIO 3214 (VG)

Agent Comments

Agent Comments



Price: \$372,000 Method: Sale Date: 27/06/2018 Rooms: -Property Type: House (Res) Land Size: 697 sqm approx



11 Spruhan Av NORLANE 3214 (VG)

**бо**а -



Price: \$360,000 Method: Sale Date: 18/10/2018 Rooms: -Property Type: House (Res) Land Size: 696 sqm approx Agent Comments

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propertydata

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