

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	305 Princes Highway, Corio Vic 3214
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Indicative selling price

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

Price	\$359,000
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Median sale price

Median price	\$365,000	House	X	Unit		Suburb or locality	Corio
Period - From	01/01/2018	to	31/12/2018	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 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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 694 sqm approx

Agent Comments

Comparable Properties



82 Bacchus Marsh Rd CORIO 3214 (REI)

Agent Comments



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



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)

Agent Comments



Price: \$360,000

Method: Sale

Date: 18/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 696 sqm approx