### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	5 Goodall Court, Corio Vic 3214
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$380,000	&	\$410,000
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#### Median sale price

Median price \$400,000	Prope	erty Type H	louse	]	Suburb	Corio
Period - From 01/07/2020	to 30	0/09/2020	So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	13 Sharland Rd CORIO 3214	\$420,000	18/06/2020
2	70 Fairbairn Dr CORIO 3214	\$415,000	11/07/2019
3	4 Tuffs Ct CORIO 3214	\$390,000	23/11/2020

#### 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:	14/12/2020 12:05







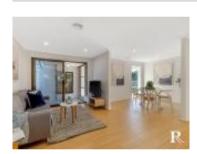






Property Type: Land Land Size: 795 sqm approx Agent Comments Indicative Selling Price \$380,000 - \$410,000 Median House Price September quarter 2020: \$400,000

# Comparable Properties



13 Sharland Rd CORIO 3214 (VG)

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Price: \$420,000 Method: Sale Date: 18/06/2020

**Property Type:** House (Res) **Land Size:** 626 sqm approx

**Agent Comments** 



70 Fairbairn Dr CORIO 3214 (VG)

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Price: \$415,000 Method: Sale Date: 11/07/2019

Property Type: House (Res) Land Size: 874 sqm approx **Agent Comments** 



4 Tuffs Ct CORIO 3214 (REI)

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KEI)

Price: \$390,000 Method: Private Sale Date: 23/11/2020 Property Type: House Land Size: 746 sqm approx Agent Comments

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