

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 CANADIAN PARADE, CORIO, VIC 3214

 3  1  1

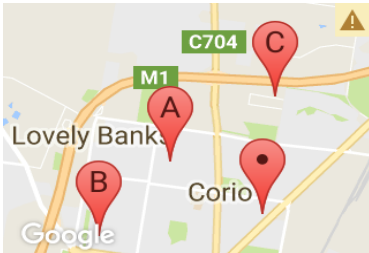
Indicative Selling Price

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

Price Range: \$255,000 to \$275,000

Provided by: Mel Pavic, Roncon Real Estate

MEDIAN SALE PRICE



CORIO, VIC, 3214

Suburb Median Sale Price (House)

\$283,000

01 January 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



13 PEMBROKE ST, CORIO, VIC 3214

 3  1  1

Sale Price

***\$300,000**

Sale Date: 10/08/2017

Distance from Property: 1.4km



24 GREVILLEA AVE, CORIO, VIC 3214

 3  1  1

Sale Price

***\$300,000**

Sale Date: 12/06/2017

Distance from Property: 2.1km



1 JUNIPER CRT, CORIO, VIC 3214

 3  1  1

Sale Price

\$325,000

Sale Date: 18/05/2017

Distance from Property: 1.7km



This report has been compiled on 29/08/2017 by Roncon Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 CANADIAN PARADE, CORIO, VIC 3214

Indicative selling price

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

Price Range:

\$255,000 to \$275,000

Median sale price

Median price

\$283,000

House

X

Unit

Suburb

CORIO

Period

01 January 2017 to 30 June 2017

Source

 pricefinder

Comparable property sales

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
13 PEMBROKE ST, CORIO, VIC 3214	*\$300,000	10/08/2017
24 GREVILLEA AVE, CORIO, VIC 3214	*\$300,000	12/06/2017
1 JUNIPER CRT, CORIO, VIC 3214	\$325,000	18/05/2017