

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

24 Kalver Street, Corio Vic 3214

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$475,000

Property Type House

Suburb Corio

Period - From 01/07/2021

to 30/09/2021

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	113 Plantation Rd CORIO 3214	\$487,890	22/06/2021
2	8 Buffalo Av CORIO 3214	\$467,000	30/10/2021
3	43 Carmarthen Dr CORIO 3214	\$450,000	18/11/2021

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:

24/11/2021 10:22



2 1 4

Property Type: House

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



113 Plantation Rd CORIO 3214 (REI/VG)

Agent Comments

2 1 2

Price: \$487,890

Method: Private Sale

Date: 22/06/2021

Property Type: House

Land Size: 605 sqm approx



8 Buffalo Av CORIO 3214 (REI)

Agent Comments

3 1 1

Price: \$467,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House



43 Carmarthen Dr CORIO 3214 (REI)

Agent Comments

3 1 1

Price: \$450,000

Method: Private Sale

Date: 18/11/2021

Property Type: House

Land Size: 579 sqm approx