

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

3/273 Princes Highway, Corio VIC 3214

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$369,000 & \$399,000

Median sale price

Median price

\$355,500

Property type

Unit

Suburb

Corio

Period - From

14.10.2020

to

13.10.2021

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. 6/178 Matthews Road, Corio VIC 3214	\$365,000	23.06.2021
2. 9B Quebec Avenue, Corio VIC 3214	\$365,000	17.09.2021
3. 3/58 Bacchus Marsh Road, Corio VIC 3214	\$370,000	25.03.2020

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: October 14th 2021