

# 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

7 Rockley Close, Corio Vic 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$449,000 & \$489,000

### Median sale price

Median price \$525,000 Property Type House Suburb Corio

Period - From 01/07/2022 to 30/09/2022 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	110 Princess Rd CORIO 3214	\$490,000	13/08/2022
2	10 Paulson St CORIO 3214	\$487,500	03/10/2022
3	88 Cloverdale Dr CORIO 3214	\$450,000	02/09/2022

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:

28/10/2022 11:47



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 698 sqm approx

**Agent Comments**

## Comparable Properties

**110 Princess Rd CORIO 3214 (VG)**

**Agent Comments**



**Price:** \$490,000

**Method:** Sale

**Date:** 13/08/2022

**Property Type:** House (Res)

**Land Size:** 616 sqm approx



**10 Paulson St CORIO 3214 (REI/VG)**

**Agent Comments**



**Price:** \$487,500

**Method:** Private Sale

**Date:** 03/10/2022

**Property Type:** House

**Land Size:** 530 sqm approx



**88 Cloverdale Dr CORIO 3214 (REI/VG)**

**Agent Comments**



**Price:** \$450,000

**Method:** Private Sale

**Date:** 02/09/2022

**Property Type:** House

**Land Size:** 564 sqm approx