

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 Selma Street, Corio Vic 3214

Indicative selling price

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

Range between \$319,000

&

\$349,000

Median sale price

Median price \$348,000

Property Type House

Suburb Corio

Period - From 01/07/2019

to 30/06/2020

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	4 Prouse Ct CORIO 3214	\$385,000	24/04/2020
2	24 Rimula Rd CORIO 3214	\$365,000	08/09/2020
3	6 Weir Ct CORIO 3214	\$360,000	20/05/2020

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:

08/09/2020 14:19



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Property Type: House

Land Size: 611 sqm approx

Agent Comments

Comparable Properties



4 Prouse Ct CORIO 3214 (REI/VG)

Agent Comments

3 1 -

Price: \$385,000

Method: Private Sale

Date: 24/04/2020

Rooms: 4

Property Type: House

Land Size: 576 sqm approx



24 Rimula Rd CORIO 3214 (REI)

Agent Comments

4 1 2

Price: \$365,000

Method: Private Sale

Date: 08/09/2020

Property Type: House

Land Size: 669 sqm approx



6 Weir Ct CORIO 3214 (REI/VG)

Agent Comments

3 1 2

Price: \$360,000

Method: Private Sale

Date: 20/05/2020

Property Type: House (Res)

Land Size: 642 sqm approx