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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	າ \$319,000		&		\$349,000			
Median sale pr	rice							
Median price	\$348,000	Pro	operty Type	Type House		e		Corio
Period - From	01/07/2019	to	30/06/2020		So	urce	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.

Ade	dress 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



7 Selma Street, Corio Vic 3214

Harcourts





Property Type: House Land Size: 611 sqm approx Agent Comments

Joe Graic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$310,000 - \$340,000 **Median House Price** Year ending June 2020: \$348,000

Comparable Properties



24 Rimula Rd CORIO 3214 (REI)



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) **6** 2

- 3 1

Price: \$360,000 Method: Private Sale Date: 20/05/2020 Property Type: House (Res) Land Size: 642 sqm approx

Agent Comments

Agent Comments

Agent Comments

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.