

# 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

38 Howitt Avenue, 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 \$459,000 & \$489,000

### Median sale price

Median price \$520,000 Property Type House Suburb Corio

Period - From 01/01/2022 to 31/03/2022 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	24 Florida Av, Corio, Vic 3214, Australia	\$485,000	29/03/2022
2	14 Moran PI NORLANE 3214	\$465,000	20/05/2022
3	20 Norfolk Cr CORIO 3214	\$445,000	27/06/2022

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:

29/06/2022 11:27



**Property Type:** House (Res)

**Land Size:** 598 sqm approx

**Agent Comments**

## Comparable Properties

**24 Florida Av, Corio, Vic 3214, Australia (REI)**

**Agent Comments**



**Price:** \$485,000

**Method:**

**Date:** 29/03/2022

**Property Type:** House

**14 Moran PI NORLANE 3214 (REI)**

**Agent Comments**



**Price:** \$465,000

**Method:** Private Sale

**Date:** 20/05/2022

**Property Type:** House (Res)

**20 Norfolk Cr CORIO 3214 (REI)**

**Agent Comments**



**Price:** \$445,000

**Method:** Private Sale

**Date:** 27/06/2022

**Property Type:** House

**Land Size:** 597 sqm approx

