

## 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 and  
postcode

149A Bacchus Marsh Road Corio VIC 3214

### Indicative selling price

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

Single Price

or range  
between

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Corio

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

### 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

32 Compass Circuit Corio VIC 3214	\$450,000	20-May-21
40 Ontario Avenue Corio VIC 3214	\$485,000	29-Jul-21
2/263 Princes Highway Corio VIC 3214	\$435,000	12-Aug-21

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.~~

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**32 Compass Circuit Corio VIC 3214** Sold Price **\$450,000** Sold Date **20-May-21**

3 2 1

Distance **0.65km**



**40 Ontario Avenue Corio VIC 3214** Sold Price **\$485,000** Sold Date **29-Jul-21**

3 2 2

Distance **0.75km**



**2/263 Princes Highway Corio VIC 3214** Sold Price <sup>RS</sup> **\$435,000** Sold Date **12-Aug-21**

3 2 2

Distance **0.9km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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