

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

68 Vermont Avenue, Corio Vic 3214

Indicative selling price

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

Range between \$525,000 & \$575,000

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	37 Goulburn Av CORIO 3214	\$560,000	10/03/2022
2	66 Princess Rd CORIO 3214	\$572,500	31/01/2022
3	3 Moray Ct CORIO 3214	\$545,000	20/10/2022

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 11:32



 3  1  1

Property Type: House

Land Size: 539 sqm approx

Agent Comments

Comparable Properties

37 Goulburn Av CORIO 3214 (REI)

Agent Comments

 3  1  1

Price: \$560,000

Method:

Date: 10/03/2022

Property Type: House

66 Princess Rd CORIO 3214 (REI)

Agent Comments

 3  1  2

Price: \$572,500

Method:

Date: 31/01/2022

Property Type: House



3 Moray Ct CORIO 3214 (REI)

Agent Comments

 3  1  2

Price: \$545,000

Method: Private Sale

Date: 20/10/2022

Property Type: House

Land Size: 560 sqm approx