

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

5 Weir Court, Corio Vic 3214

Indicative selling price

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

Range between

\$475,000

&

\$520,000

Median sale price

Median price

\$505,000

Property Type

House

Suburb

Corio

Period - From

01/07/2022

to

30/06/2023

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	6 Vigar Ct CORIO 3214	\$485,000	09/08/2023
2	4 Consedine Ct CORIO 3214	\$480,000	02/10/2023
3	59 Fairbairn Dr CORIO 3214	\$465,000	11/09/2023

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:

13/10/2023 14:09



3
 1
 2

Property Type: House
Land Size: 716 sqm approx
Agent Comments

Indicative Selling Price
 \$475,000 - \$520,000
Median House Price
 Year ending June 2023: \$505,000

Comparable Properties



6 Vigar Ct CORIO 3214 (REI)

Agent Comments

3
 1
 3

Price: \$485,000
Method: Private Sale
Date: 09/08/2023
Property Type: House
Land Size: 740 sqm approx



4 Consedine Ct CORIO 3214 (REI)

Agent Comments

3
 1
 3

Price: \$480,000
Method: Private Sale
Date: 02/10/2023
Property Type: House
Land Size: 564 sqm approx



59 Fairbairn Dr CORIO 3214 (REI)

Agent Comments

3
 1
 3

Price: \$465,000
Method: Private Sale
Date: 11/09/2023
Property Type: House
Land Size: 660 sqm approx

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