

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

4 Tambo Court, Corio Vic 3214

Indicative selling price

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

Range between \$579,000

&

\$625,000

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	100 Bacchus Marsh Rd CORIO 3214	\$580,000	13/05/2022
2	19 Benambra St CORIO 3214	\$570,000	20/06/2022
3	31 Talona Crs CORIO 3214	\$635,000	12/04/2022

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:

07/07/2022 17:48



Property Type: House (Previously

Occupied - Detached)

Land Size: 836 sqm approx

Agent Comments

Comparable Properties



100 Bacchus Marsh Rd CORIO 3214 (REI)

Agent Comments



Price: \$580,000

Method: Auction Sale

Date: 13/05/2022

Property Type: House (Res)

Land Size: 720 sqm approx



19 Benambra St CORIO 3214 (REI)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 20/06/2022

Property Type: House

Land Size: 722 sqm approx



31 Talona Crs CORIO 3214 (REI/VG)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 12/04/2022

Property Type: House

Land Size: 696 sqm approx