

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

18 Florida Avenue, Corio Vic 3214

Indicative selling price

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

Range between \$375,000

&

\$410,000

Median sale price

Median price \$400,000

Property Type House

Suburb Corio

Period - From 01/07/2020

to 30/09/2020

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	2 Montana Ct CORIO 3214	\$418,000	21/07/2020
2	3 Nevada Av CORIO 3214	\$402,000	13/03/2020
3	4 Minnesota Ct CORIO 3214	\$400,000	21/10/2019

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:

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Property Type: House
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$375,000 - \$410,000
Median House Price
September quarter 2020: \$400,000

Comparable Properties

2 Montana Ct CORIO 3214 (VG)

Agent Comments

2 - -

Price: \$418,000
Method: Sale
Date: 21/07/2020
Property Type: House (Res)
Land Size: 543 sqm approx

3 Nevada Av CORIO 3214 (VG)

Agent Comments

3 - -

Price: \$402,000
Method: Sale
Date: 13/03/2020
Property Type: House (Res)
Land Size: 546 sqm approx



4 Minnesota Ct CORIO 3214 (VG)

Agent Comments

3 - -

Price: \$400,000
Method: Sale
Date: 21/10/2019
Property Type: House (Res)
Land Size: 549 sqm approx