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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$375,000		&		\$410,000			
Median sale pi	rice							
Median price	\$400,000	Pro	operty Type	Hou	se		Suburb	Corio
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ade	dress 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:

23/12/2020 15:31









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)



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

Agent Comments

3 Nevada Av CORIO 3214 (VG)



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

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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.