# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Property 6	offered t	for sale
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Address	4 Nebraska Court, Corio Vic 3214
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$350,000	&	\$369,000
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#### Median sale price

Median price	\$354,000	Pro	perty Type	House		Suburb	Corio
Period - From	30/09/2018	to	29/09/2019		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	26 Maryland Dr CORIO 3214	\$345,000	16/08/2019
2	18 Florida Av CORIO 3214	\$325,000	25/06/2019
3	3 Wyoming Av CORIO 3214	\$305,000	31/07/2019

#### 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:	30/09/2019 09:16

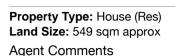




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**Indicative Selling Price** \$350,000 - \$369,000 **Median House Price** 30/09/2018 - 29/09/2019: \$354,000





# Comparable Properties



26 Maryland Dr CORIO 3214 (REI)

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Price: \$345,000 Method: Private Sale Date: 16/08/2019

Rooms: 4

Property Type: House Land Size: 540 sqm approx **Agent Comments** 



18 Florida Av CORIO 3214 (REI)



Price: \$325,000 Method: Private Sale Date: 25/06/2019 Property Type: House **Agent Comments** 



3 Wyoming Av CORIO 3214 (REI/VG)

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Price: \$305,000 Method: Private Sale Date: 31/07/2019

Rooms: 4

Property Type: House Land Size: 536 sqm approx Agent Comments

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