

# 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 Nebraska Court, Corio Vic 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$369,000

### Median sale price

Median price \$354,000 Property 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



**Property Type:** House (Res)

**Land Size:** 549 sqm approx

Agent Comments

## Comparable Properties



**26 Maryland Dr CORIO 3214 (REI)**

Agent Comments



**Price:** \$345,000

**Method:** Private Sale

**Date:** 16/08/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 540 sqm approx



**18 Florida Av CORIO 3214 (REI)**

Agent Comments



**Price:** \$325,000

**Method:** Private Sale

**Date:** 25/06/2019

**Property Type:** House



**3 Wyoming Av CORIO 3214 (REI/VG)**

Agent Comments



**Price:** \$305,000

**Method:** Private Sale

**Date:** 31/07/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 536 sqm approx