

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 43 Vermont ave Corio Vic 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)(\*Delete single price or range as applicable)

Single price \$\* or range between \$\* 420,000 & \$ 450,000

### Median sale price

Median price \$ 388,000 Property type House Suburb Corio Vic 3214

Period - From Sept 2020 to March 2021 Source Real estate.com

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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. 24 Matthews rd Corio Vic 3214	\$440,000	2/3/2021
2 9 Pembroke street Corio Vic 3214	\$ 437,000	25/2/2021
3 3 Wyoning ave Corio Vic 3214	\$ 420,000	22/2/2021

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 12/3/2021