



STATEMENT OF INFORMATION

1 PROUSE COURT, CORIO, VIC 3214

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 PROUSE COURT, CORIO, VIC 3214

 3  1  -

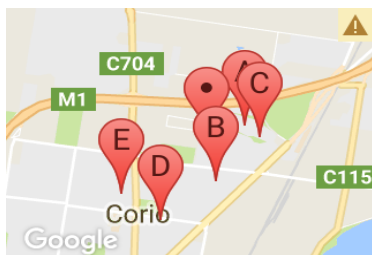
Indicative Selling Price

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

Price Range: \$225,000 to \$235,000

Provided by: David Phillips, Fruit Property Geelong

MEDIAN SALE PRICE



CORIO, VIC, 3214

Suburb Median Sale Price (House)

\$268,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



55 FAIRBAIRN DR, CORIO, VIC 3214

 3  1  2

Sale Price

\$220,000

Sale Date: 12/01/2017

Distance from Property: 564m



19 BUANGOR ST, CORIO, VIC 3214

 1  1  2

Sale Price

\$215,000

Sale Date: 28/03/2017

Distance from Property: 571m



10 GOODWIN CRT, CORIO, VIC 3214

 3  1  -

Sale Price

\$190,000

Sale Date: 21/02/2017

Distance from Property: 705m



This report has been compiled on 12/09/2017 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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53 PURNELL RD, CORIO, VIC 3214

 **3**  **1**  **-**

Sale Price

\$192,000

Sale Date: 18/05/2017

Distance from Property: 1.3km



12 CARMARTHEN DR, CORIO, VIC 3214

 **3**  **1**  **1**

Sale Price

\$200,000

Sale Date: 25/05/2017

Distance from Property: 1.3km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 PROUSE COURT, CORIO, VIC 3214

Indicative selling price

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

Price Range:

\$225,000 to \$235,000

Median sale price

Median price

\$268,000

House

X

Unit


Suburb

CORIO

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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 |
|----------------------------------|-----------|--------------|
| 55 FAIRBAIRN DR, CORIO, VIC 3214 | \$220,000 | 12/01/2017 |
| 19 BUANGOR ST, CORIO, VIC 3214 | \$215,000 | 28/03/2017 |
| 10 GOODWIN CRT, CORIO, VIC 3214 | \$190,000 | 21/02/2017 |
| 53 PURNELL RD, CORIO, VIC 3214 | \$192,000 | 18/05/2017 |

| | | |
|-----------------------------------|-----------|------------|
| 12 CARMARTHEN DR, CORIO, VIC 3214 | \$200,000 | 25/05/2017 |
|-----------------------------------|-----------|------------|