

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

48 Goldsworthy Rd, Corio, Vic, 3214

Indicative selling price

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

Single price \$ or range between \$410,000 & \$450,000

Median sale price

Median price \$380,000 Property type House Suburb Corio

Period - From 01/10/2019 to 30/09/2020 Source Pricefinder.com.au

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 8 Wattle Place, Corio, Vic, 3214	\$427,000	11/10/2020
2 12 Redfearn Court, Corio, Vic, 3214	\$424,000	04/11/2020
3 3 Cudjee Court, Corio, Vic, 3214	\$440,000	24/04/2020

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: 14/12/2020