

# 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

7 Buangor Street, 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 \$549,000 & \$599,000

### Median sale price

Median price \$520,000 Property Type House Suburb Corio

Period - From 01/01/2022 to 31/03/2022 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	11 Browning Dr CORIO 3214	\$595,000	18/04/2022
2	1 Enfield Cl CORIO 3214	\$575,000	01/12/2021
3	40 Howitt Av CORIO 3214	\$560,000	20/07/2021

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:

28/04/2022 09:50



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 617 sqm approx  
**Agent Comments**

## Comparable Properties



### 11 Browning Dr CORIO 3214 (REI)

**Agent Comments**



**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 18/04/2022  
**Property Type:** House  
**Land Size:** 532 sqm approx



### 1 Enfield Ct CORIO 3214 (REI/VG)

**Agent Comments**



**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 01/12/2021  
**Property Type:** House  
**Land Size:** 563 sqm approx



### 40 Howitt Av CORIO 3214 (REI/VG)

**Agent Comments**



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 20/07/2021  
**Property Type:** House  
**Land Size:** 626 sqm approx