

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 Colorado Drive, 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 \$439,000 & \$469,000

Median sale price

Median price

\$410,000

Property type

House

Suburb

Corio

Period - From

1.04.2021

to

22.06.2021

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. 109 Purnell Road, Corio	\$411,000	01.04.2021
2. 16 Detroit Crescent, Corio	\$465,000	17.06.2021
3. 16 Maryland Drive, Corio	\$412,000	10.06.2021

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:

June 22nd 2021