

# 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

6 Halliwell Court, 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 \$460,000

&

\$505,000

### Median sale price

Median price \$437,000

Property Type House

Suburb Corio

Period - From 01/04/2021

to 30/06/2021

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	62 Sharland Rd CORIO 3214	\$475,000	07/07/2021
2	435 Princes Hwy CORIO 3214	\$470,000	20/08/2021
3	287 Princes Hwy CORIO 3214	\$465,000	29/07/2021

**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:

23/08/2021 16:25



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 671 sqm approx

**Agent Comments**

## Comparable Properties



**62 Sharland Rd CORIO 3214 (REI/VG)**

**Agent Comments**



**Price:** \$475,000

**Method:** Private Sale

**Date:** 07/07/2021

**Property Type:** House

**Land Size:** 577 sqm approx



**435 Princes Hwy CORIO 3214 (REI)**

**Agent Comments**



**Price:** \$470,000

**Method:** Private Sale

**Date:** 20/08/2021

**Property Type:** House

**Land Size:** 708 sqm approx



**287 Princes Hwy CORIO 3214 (REI/VG)**

**Agent Comments**



**Price:** \$465,000

**Method:** Private Sale

**Date:** 29/07/2021

**Property Type:** House

**Land Size:** 697 sqm approx