

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

155 Bacchus Marsh Road, Corio Vic 3214

Indicative selling price

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

Range between

\$439,000

&

\$479,000

Median sale price

Median price

\$411,000

Property Type

House

Suburb

Corio

Period - From

01/01/2021

to

31/03/2021

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	176 Bacchus Marsh Rd CORIO 3214	\$420,000	18/02/2021
2	48 Goldsworthy Rd CORIO 3214	\$435,000	27/02/2021
3	8 Wattle PI CORIO 3214	\$427,000	11/12/2020

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:

08/06/2021 09:01



 4  1  4

Rooms: 5

Property Type: House

Land Size: 545 sqm approx

Agent Comments

Comparable Properties



176 Bacchus Marsh Rd CORIO 3214 (VG)

Agent Comments

 4  -  -

Price: \$420,000

Method: Sale

Date: 18/02/2021

Property Type: House (Res)

Land Size: 609 sqm approx

48 Goldsworthy Rd CORIO 3214 (VG)

Agent Comments

 4  -  -

Price: \$435,000

Method: Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 604 sqm approx



8 Wattle PI CORIO 3214 (REI/VG)

Agent Comments

 4  2  4

Price: \$427,000

Method: Private Sale

Date: 11/12/2020

Property Type: House

Land Size: 570 sqm approx