# hockingstuart

### STATEMENT OF INFORMATION

22 RODBROUGH CRESCENT, CORIO, VIC 3214
PREPARED BY CAROLINE BARNETT, HOCKINGSTUART GEELONG & BELLARINE

## hockingstuart

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 22 RODBROUGH CRESCENT, CORIO, VIC 🚐 3 🕒 1







**Indicative Selling Price** 

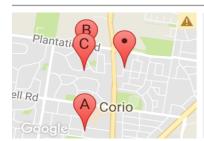
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$369,000

Provided by: Caroline Barnett, Hockingstuart Geelong & Bellarine

#### **MEDIAN SALE PRICE**



**CORIO, VIC, 3214** 

**Suburb Median Sale Price (House)** 

\$310,000

01 July 2017 to 30 September 2017

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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.



8 GOULBURN AVE, CORIO, VIC 3214







Sale Price

**Price Withheld** 

Sale Date: 17/11/2017

Distance from Property: 1km





1 GATLING CRT, CORIO, VIC 3214







Sale Price

\$355,000

Sale Date: 20/08/2017

Distance from Property: 520m





8 BREN CRT, CORIO, VIC 3214





**Sale Price** 

\*\$350,000

Sale Date: 31/10/2017

Distance from Property: 532m



#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	22 RODBROUGH CRESCENT, CORIO, VIC 3214
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#### Indicative selling price

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

Single Price:	\$369,000

#### Median sale price

Median price	\$310,000	House	Х	Unit	Suburb	CORIO
Period	01 July 2017 to 30 September 2017			Source		oricefinder

#### Comparable property sales

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
8 GOULBURN AVE, CORIO, VIC 3214	Price Withheld	17/11/2017
1 GATLING CRT, CORIO, VIC 3214	\$355,000	20/08/2017
8 BREN CRT, CORIO, VIC 3214	*\$350,000	31/10/2017