



STATEMENT OF INFORMATION

22 RODBROUGH CRESCENT, CORIO, VIC 3214

PREPARED BY CAROLINE BARNETT, HOCKINGSTUART GEELONG & BELLARINE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 RODBROUGH CRESCENT, CORIO, VIC

3 1 5

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

3 1 2

Sale Price

Price Withheld

Sale Date: 17/11/2017

Distance from Property: 1km



1 GATLING CRT, CORIO, VIC 3214

3 1 1

Sale Price

\$355,000

Sale Date: 20/08/2017

Distance from Property: 520m



8 BREN CRT, CORIO, VIC 3214

3 1 2

Sale Price

***\$350,000**

Sale Date: 31/10/2017

Distance from Property: 532m



This report has been compiled on 18/12/2017 by Hockingstuart Geelong & Bellarine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

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

X

Unit


Suburb

CORIO

Period

01 July 2017 to 30 September 2017

Source



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