# Harcourts

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Shane King 5278 7011 0411 141 463

#### 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 andpostcode

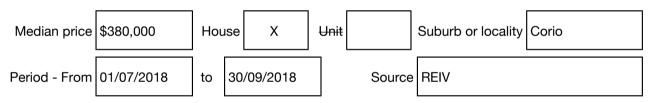
<sup>S</sup> 72 Ontario Avenue, Corio Vic 3214 r

#### Indicative selling price

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

| Range between | \$389,000 | & | \$427,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

#### Median sale price



#### 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 eighteen 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                              | 70 Ontario Av CORIO 3214 | \$410,000 | 27/02/2018   |
| 2                              | 40 Detroit Cr CORIO 3214 | \$390,000 | 30/08/2018   |
| 3                              | 32 Talona Cr CORIO 3214  | \$390,000 | 25/05/2018   |

#### 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 eighteen months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



72 Ontario Avenue, Corio Vic 3214

## Harcourts





Rooms: Property Type: House (Res) Land Size: 603 sqm approx Agent Comments Shane King 5278 7011 0411 141 463 shane.king@harcourts.com.au

Indicative Selling Price \$389,000 - \$427,000 Median House Price September quarter 2018: \$380,000

### **Comparable Properties**

| 70 Ontario Av CORIO 3214 (REI/VG)        | Agent Comments |
|--|----------------|
| Price: \$410,000                         |                |
| Method: Private Sale                     |                |
| Date: 27/02/2018<br>Rooms: -             |                |
| Property Type: House (Res)               |                |
| Land Size: 599 sqm approx                |                |
| 40 Detroit Cr CORIO 3214 (VG)            | Agent Comments |
| <b> == </b> 3 <b> ==</b>   - <b> =</b> ] |                |
| Price: \$390,000                         |                |
| Method: Sale                             |                |
| Date: 30/08/2018<br>Rooms: -             |                |
| Property Type: House (Res)               |                |
| Land Size: 595 sqm approx                |                |
| 32 Talona Cr CORIO 3214 (VG)             | Agent Comments |
| <b> == </b> 3 🛶 - 🛱 -                    |                |
| Price: \$390,000                         |                |
| Method: Sale                             |                |
| Date: 25/05/2018                         |                |
| Rooms: -<br>Property Type: House (Res)   |                |
| Land Size: 564 sqm approx                |                |

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