

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

72 Ontario Avenue, Corio Vic 3214

Indicative selling price

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

Range between \$389,000

&

\$427,000

Median sale price

Median price \$380,000

House

X

Unit

Suburb or locality

Corio

Period - From 01/07/2018

to

30/09/2018

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 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.



3 1 1

Rooms:

Property Type: House (Res)

Land Size: 603 sqm approx

Agent Comments

Comparable Properties

70 Ontario Av CORIO 3214 (REI/VG)

Agent Comments

3 1 2

Price: \$410,000

Method: Private Sale

Date: 27/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 599 sqm approx

40 Detroit Cr CORIO 3214 (VG)

Agent Comments

3 - -

Price: \$390,000

Method: Sale

Date: 30/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 595 sqm approx

32 Talona Cr CORIO 3214 (VG)

Agent Comments

3 - -

Price: \$390,000

Method: Sale

Date: 25/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 564 sqm approx