Harcourts

shane.king@harcourts.com.au

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

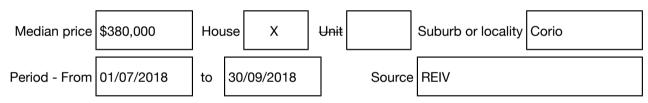
^S 72 Ontario Avenue, Corio Vic 3214 r

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 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
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Price: \$390,000	
Method: Sale	
Date: 25/05/2018	
Rooms: - Property Type: House (Res)	
Land Size: 564 sqm approx	

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