

# 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

2/174 Purnell Road, Corio Vic 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$289,000 & \$317,000

### Median sale price

Median price \$306,250

Property Type Unit

Suburb Corio

Period - From 22/10/2018

to 21/10/2019

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 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
1	18 Wellwood Av, Norlane, Vic 3214, Australia	\$340,000	24/01/2019
2	1a Salvia St, Norlane, Vic 3214, Australia	\$300,000	14/11/2018
3	2/27 Talpa Cr, Corio, Vic 3214, Australia	\$310,000	13/07/2018

**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 18 months.~~

This Statement of Information was prepared on:

22/10/2019 14:45



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$289,000 - \$317,000

**Median Unit Price**  
22/10/2018 - 21/10/2019: \$306,250

## Comparable Properties

**18 Wellwood Av, Norlane, Vic 3214, Australia (REI)** **Agent Comments**



**Price:** \$340,000  
**Method:**  
**Date:** 24/01/2019  
**Property Type:** House

**1a Salvia St, Norlane, Vic 3214, Australia (REI)** **Agent Comments**



**Price:** \$300,000  
**Method:**  
**Date:** 14/11/2018  
**Property Type:** Unit

**2/27 Talpa Cr, Corio, Vic 3214, Australia (REI)** **Agent Comments**



**Price:** \$310,000  
**Method:**  
**Date:** 13/07/2018  
**Property Type:** Unit