Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3/58 Bacchus Marsh Road, Corio Vic 3214

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$349,000		&		\$369,000			
Median sale p	rice							
Median price	\$315,000	Pro	operty Type	Unit			Suburb	Corio
Period - From	15/03/2020	to	14/03/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3/68 The Boulevard NORLANE 3214	\$350,000	05/01/2021
2	4/5 Station St NORLANE 3214	\$345,000	23/02/2021
3	2/33 Camellia Cr NORLANE 3214	\$345,000	04/08/2020

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:

15/03/2021 09:59



Harcourts

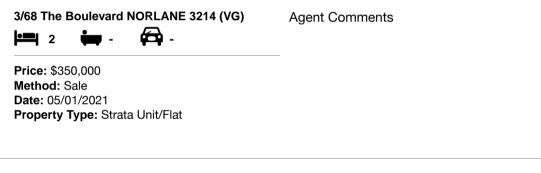




Property Type: Unit Agent Comments Nick De Stefano 5278 7011 0431 230 124 nick.destefano@harcourts.com.au

Indicative Selling Price \$349,000 - \$369,000 Median Unit Price 15/03/2020 - 14/03/2021: \$315,000

Comparable Properties





4/5 Station St NORLANE 3214 (REI)



Price: \$345,000 Method: Private Sale Date: 23/02/2021 Property Type: Townhouse (Single) Land Size: 89 sqm approx



2/33 Camellia Cr NORLANE 3214 (REI/VG)



G) Agent Comments

Agent Comments

Price: \$345,000 Method: Private Sale Date: 04/08/2020 Property Type: Townhouse (Single)

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555





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.