

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

3/58 Bacchus Marsh Road, Corio Vic 3214

Indicative selling price

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

Range between

\$349,000

&

\$369,000

Median sale price

Median price

\$315,000

Property Type

Unit

Suburb

Corio

Period - From

15/03/2020

to

14/03/2021

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	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

3/58 Bacchus Marsh Road, Corio Vic 3214

Harcourts

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Indicative Selling Price

\$349,000 - \$369,000

Median Unit Price

15/03/2020 - 14/03/2021: \$315,000



2 2 1

Property Type: Unit

Agent Comments

Comparable Properties

3/68 The Boulevard NORLANE 3214 (VG)

Agent Comments

2 - -

Price: \$350,000

Method: Sale

Date: 05/01/2021

Property Type: Strata Unit/Flat



4/5 Station St NORLANE 3214 (REI)

Agent Comments

2 1 1

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)

Agent Comments

2 2 1

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