# 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 56 Hendy Street, Corio Vic 3214

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$340,000		&		\$360,000			
Median sale pr	ice							
Median price	\$357,500	Pro	operty Type	Hou	se		Suburb	Corio
Period - From	01/04/2020	to	30/06/2020		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.

Ade	dress of comparable property	Price	Date of sale
1	19 Wyoming Av CORIO 3214	\$360,000	23/06/2020
2	4 Utah St CORIO 3214	\$350,000	03/07/2020
3	4 Nebraska Ct CORIO 3214	\$350,000	25/06/2020

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:

14/08/2020 16:40









**Property Type:** House (Res) **Land Size:** 557 sqm approx Agent Comments Indicative Selling Price \$340,000 - \$360,000 Median House Price June quarter 2020: \$357,500

# **Comparable Properties**



19 Wyoming Av CORIO 3214 (VG)



Price: \$360,000 Method: Sale Date: 23/06/2020 Property Type: House (Res) Land Size: 664 sqm approx Agent Comments

Agent Comments



4 Utah St CORIO 3214 (REI)



Price: \$350,000 Method: Private Sale Date: 03/07/2020 Rooms: 4 Property Type: House



4 Nebraska Ct CORIO 3214 (REI)



Price: \$350,000 Method: Private Sale Date: 25/06/2020 Property Type: House

Land Size: 548 sqm approx

Agent Comments

Account - Geelong Commercial Real Estate | P: 03 5221 6488



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.