

# 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

56 Hendy Street, 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 \$340,000 & \$360,000

### Median sale price

Median price \$357,500 Property Type House Suburb Corio

Period - From 01/04/2020 to 30/06/2020 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	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



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**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)**

Agent Comments

3   -   -

**Price:** \$360,000

**Method:** Sale

**Date:** 23/06/2020

**Property Type:** House (Res)

**Land Size:** 664 sqm approx



**4 Utah St CORIO 3214 (REI)**

Agent Comments

3   1   1

**Price:** \$350,000

**Method:** Private Sale

**Date:** 03/07/2020

**Rooms:** 4

**Property Type:** House



**4 Nebraska Ct CORIO 3214 (REI)**

Agent Comments

3   1   2

**Price:** \$350,000

**Method:** Private Sale

**Date:** 25/06/2020

**Property Type:** House

**Land Size:** 548 sqm approx