



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 9 Merlin Crescent, CORIO 3214

House



4 beds



1 baths



1 parking

### Indicative selling price

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

**Single price \$ 330,000**

### Median sale price

Median **House** for **CORIO** for period **Jan 2017 - Mar 2017**  
Sourced from **Pricefinder**.

**\$ 270,001**

### Comparable property sales

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 the most comparable to the property for sale.

<b>31 Merlin Cres,</b> Corio 3214	<b>Price \$ 340,000</b> Sold 10 February 2017
<b>7 Stirling St,</b> Corio 3214	<b>Price \$ 380,000</b> Sold 31 March 2017
<b>8 Dalwood Crt,</b> Corio 3214	<b>Price \$ 350,000</b> Sold 22 February 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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