

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 Bacchus Marsh Road, 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 \$395,000 & \$430,000

### Median sale price

Median price \$400,000 Property Type House Suburb Corio

Period - From 01/07/2020 to 30/09/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

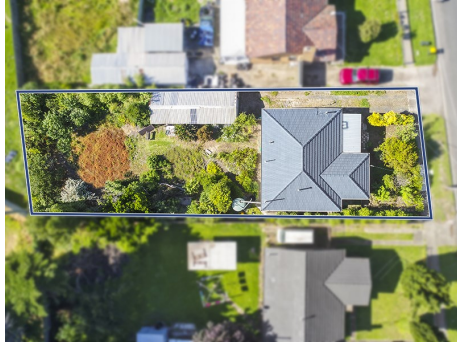
	Address of comparable property	Price	Date of sale
1	66 Bacchus Marsh Rd CORIO 3214	\$410,000	06/10/2020
2	30 Plume St NORLANE 3214	\$400,000	30/11/2020
3	207 Bacchus Marsh Rd CORIO 3214	\$390,000	24/08/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/12/2020 16:11



3   1   1

**Property Type:** House  
**Land Size:** 700 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$395,000 - \$430,000  
**Median House Price**  
September quarter 2020: \$400,000

## Comparable Properties



**66 Bacchus Marsh Rd CORIO 3214 (REI)**

**Agent Comments**

2   1   2

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 06/10/2020  
**Property Type:** House (Res)  
**Land Size:** 720 sqm approx



**30 Plume St NORLANE 3214 (REI)**

**Agent Comments**

3   1   1

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 30/11/2020  
**Property Type:** House  
**Land Size:** 780 sqm approx



**207 Bacchus Marsh Rd CORIO 3214 (VG)**

**Agent Comments**

3   -   -

**Price:** \$390,000  
**Method:** Sale  
**Date:** 24/08/2020  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx