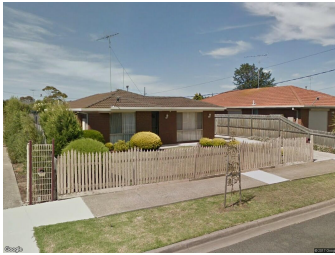


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



82 CLOVERDALE DRIVE, CORIO, VIC 3214  3  1  2

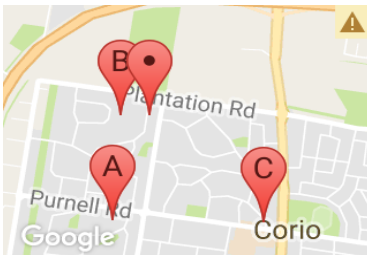
Indicative Selling Price

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

Price Range: 329,000 to \$349,000

Provided by: Mel Pavic, Roncon Real Estate

MEDIAN SALE PRICE



CORIO, VIC, 3214

Suburb Median Sale Price (House)

\$270,001

01 January 2017 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



5 DALWOOD CRT, CORIO, VIC 3214  3  1  5

Sale Price

\$350,000

Sale Date: 22/02/2017

Distance from Property: 791m



3 COHUNA CRT, CORIO, VIC 3214  3  1  2

Sale Price

\$335,000

Sale Date: 05/12/2016

Distance from Property: 190m



3 CAITHNESS CRES, CORIO, VIC 3214  3  1  3

Sale Price

***\$330,000**

Sale Date: 15/06/2017

Distance from Property: 1.1km



This report has been compiled on 28/06/2017 by Roncon Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

82 CLOVERDALE DRIVE, CORIO, VIC 3214

Indicative selling price

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

Price Range:

329,000 to \$349,000

Median sale price

Median price

\$270,001

House

X

Unit

Suburb

CORIO

Period

01 January 2017 to 31 March 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 DALWOOD CRT, CORIO, VIC 3214	\$350,000	22/02/2017
3 COHUNA CRT, CORIO, VIC 3214	\$335,000	05/12/2016
3 CAITHNESS CRES, CORIO, VIC 3214	*\$330,000	15/06/2017