

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

1/11-17 Howitt Avenue, Corio Vic 3214

Indicative selling price

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

Range between

\$230,000

&

\$250,000

Median sale price

Median price

\$295,000

House

Unit

X

Suburb or locality

Corio

Period - From

01/01/2018

to

31/12/2018

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 eighteen 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	4/105 Plantation Rd CORIO 3214	\$236,000	13/02/2019
2	1/27 Hinton CI NORLANE 3214	\$230,000	25/07/2018
3	4/11-17 Howitt Av CORIO 3214	\$197,500	16/11/2018

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 eighteen months.

1/11-17 Howitt Avenue, Corio Vic 3214

Harcourts

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Indicative Selling Price

\$230,000 - \$250,000

Median Unit Price

Year ending December 2018: \$295,000



2 - 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



4/105 Plantation Rd CORIO 3214 (REI)

Agent Comments

2 1 1

Price: \$236,000

Method: Private Sale

Date: 13/02/2019

Rooms: -

Property Type: Unit



1/27 Hinton CI NORLANE 3214 (VG)

Agent Comments

1 - -

Price: \$230,000

Method: Sale

Date: 25/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/11-17 Howitt Av CORIO 3214 (REI)

Agent Comments

2 1 1

Price: \$197,500

Method: Private Sale

Date: 16/11/2018

Rooms: -

Property Type: Unit