Harcourts

shane.king@harcourts.com.au

Shane King 5278 7011 0411 141 463

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 andpostcode

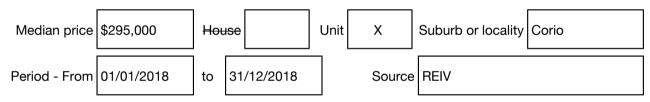
1/11-17 Howitt Avenue, Corio Vic 3214

Indicative selling price

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

Range between \$230,000	&	\$250,000
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Median sale price



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

1/11-17 Howitt Avenue, Corio Vic 3214

Harcourts





Rooms: Property Type: Unit Agent Comments Shane King 5278 7011 0411 141 463 shane.king@harcourts.com.au

Indicative Selling Price \$230,000 - \$250,000 Median Unit Price Year ending December 2018: \$295,000

Comparable Properties



Price: \$236,000 Method: Private Sale Date: 13/02/2019 Rooms: -Property Type: Unit

2

1/27 Hinton CI NORLANE 3214 (VG)

4/105 Plantation Rd CORIO 3214 (REI)

1



| = 1 : **| = 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)



Price: \$197,500 Method: Private Sale Date: 16/11/2018 Rooms: -Property Type: Unit Agent Comments

Agent Comments

Agent Comments

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