

# STATEMENT OF INFORMATION

4 HIBBERTIA COURT, CORIO, VIC 3214

PREPARED BY LEIGH FLETCHER | DIRECTOR, HAYESWINCKLE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 HIBBERTIA COURT, CORIO, VIC 3214**

3 2 2

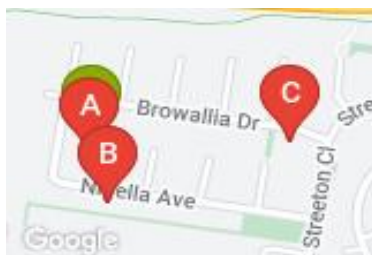
**Indicative Selling Price**

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

**Price Range: \$600,000 to \$660,000**

Provided by: Leigh Fletcher, Hayeswinckle

## MEDIAN SALE PRICE



**CORIO, VIC, 3214**

**Suburb Median Sale Price (House)**

**\$517,000**

01 October 2021 to 30 September 2022

Provided by: pricefinder

## 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.



**3 HIBBERTIA CRT, CORIO, VIC 3214**

3 2 2

**Sale Price**

**\$695,000**

Sale Date: 16/08/2022

Distance from Property: 19m



**33 NIGELLA AVE, CORIO, VIC 3214**

3 2 3

**Sale Price**

**\$600,000**

Sale Date: 12/08/2022

Distance from Property: 111m



**5 BROWALLIA DR, CORIO, VIC 3214**

4 2 2

**Sale Price**

**\$720,000**

Sale Date: 26/07/2022

Distance from Property: 325m



This report has been compiled on 12/11/2022 by Hayeswinckle. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

4 HIBBERTIA COURT, CORIO, VIC 3214

### Indicative selling price

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

Price Range:

\$600,000 to \$660,000

### Median sale price

Median price

\$517,000

Property type

House

Suburb

CORIO

Period

01 October 2021 to 30 September 2022

Source

pricfinder

### 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

3 HIBBERTIA CRT, CORIO, VIC 3214	\$695,000	16/08/2022
33 NIGELLA AVE, CORIO, VIC 3214	\$600,000	12/08/2022
5 BROWALLIA DR, CORIO, VIC 3214	\$720,000	26/07/2022

This Statement of Information was prepared on:

12/11/2022