



# STATEMENT OF INFORMATION

213 PRINCES HIGHWAY, CORIO, VIC 3214

PREPARED BY GRAHAM SCANLON, FRUIT PROPERTY GEELONG



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**213 PRINCES HIGHWAY, CORIO, VIC 3214**  3  1  1

### Indicative Selling Price

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

**Price Range: \$330,000 to 350,000**

Provided by: Graham Scanlon, Fruit Property Geelong

## MEDIAN SALE PRICE



### CORIO, VIC, 3214

Suburb Median Sale Price (House)

**\$285,000**

01 October 2016 to 30 September 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.



**197 PRINCES HWY, CORIO, VIC 3214**  3  1  2

### Sale Price

**\*\$346,000**

Sale Date: 20/09/2017

Distance from Property: 121m



**51 BACCHUS MARSH RD, CORIO, VIC 3214**  3  1  2

### Sale Price

**\$320,000**

Sale Date: 13/06/2017

Distance from Property: 354m



**68 BACCHUS MARSH RD, CORIO, VIC 3214**  3  1  2

### Sale Price

**\$350,000**

Sale Date: 20/03/2017

Distance from Property: 396m



This report has been compiled on 01/12/2017 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2017 - [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

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

213 PRINCES HIGHWAY, CORIO, VIC 3214

Indicative selling price

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Price Range:

\$330,000 to 350,000

Median sale price

Median price

\$285,000

House

X

Unit


Suburb

CORIO

Period

01 October 2016 to 30 September 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
197 PRINCES HWY, CORIO, VIC 3214	*\$346,000	20/09/2017
51 BACCHUS MARSH RD, CORIO, VIC 3214	\$320,000	13/06/2017
68 BACCHUS MARSH RD, CORIO, VIC 3214	\$350,000	20/03/2017