

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

17 Torbreck Street, Corio Vic 3214

Indicative selling price

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

Range between \$465,000 & \$510,000

Median sale price

Median price \$520,000 Property Type House Suburb Corio

Period - From 09/02/2022 to 08/02/2023 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 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
1	41 Hendy St CORIO 3214	\$510,000	02/02/2023
2	28 Merlin Cr CORIO 3214	\$491,000	19/12/2022
3	3 Lofty Ct CORIO 3214	\$450,000	13/12/2022

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 18 months.~~

This Statement of Information was prepared on:

09/02/2023 12:46



3 -

Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price

\$465,000 - \$510,000

Median House Price

09/02/2022 - 08/02/2023: \$520,000

Comparable Properties



41 Hendy St CORIO 3214 (REI)

Agent Comments

3 1 2

Price: \$510,000

Method: Private Sale

Date: 02/02/2023

Property Type: House

Land Size: 668 sqm approx



28 Merlin Cr CORIO 3214 (REI/VG)

Agent Comments

3 1 4

Price: \$491,000

Method: Auction Sale

Date: 19/12/2022

Property Type: House (Res)

Land Size: 681 sqm approx



3 Lofty Ct CORIO 3214 (REI/VG)

Agent Comments

3 1 2

Price: \$450,000

Method: Private Sale

Date: 13/12/2022

Property Type: House

Land Size: 631 sqm approx