Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address	12 Princess Road, Corio Vic 3214
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$429,000 & \$459,000	Range between	\$429,000	&	\$459,000
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Median sale price

Median price	\$411,000	Pro	perty Type	House		Suburb	Corio
Period - From	01/01/2021	to	31/03/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	1 Gellibrand St CORIO 3214	\$462,000	12/04/2021
2	7 Dargo Ct CORIO 3214	\$450,000	23/03/2021
3	134 Princess Rd CORIO 3214	\$438,000	05/02/2021

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:	11/05/2021 17:21





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> \$429,000 - \$459,000 **Median House Price**

Indicative Selling Price

March quarter 2021: \$411,000



Property Type: House (Previously Occupied - Detached) Land Size: 693 sqm approx

Agent Comments

Comparable Properties



1 Gellibrand St CORIO 3214 (REI)

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Price: \$462,000 Method: Private Sale Date: 12/04/2021 Property Type: House

Price: \$450,000 Method: Private Sale Date: 23/03/2021 Property Type: House Land Size: 649 sqm approx









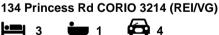
Agent Comments

Agent Comments









Agent Comments



Price: \$438,000 Method: Private Sale Date: 05/02/2021 Property Type: House Land Size: 606 sqm approx

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