

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

12 Carmarthen Drive, Corio Vic 3214

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$437,000 Property Type House Suburb Corio

Period - From 01/04/2021 to 30/06/2021 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.

	Address of comparable property	Price	Date of sale
1	17 Buangor St CORIO 3214	\$410,000	19/07/2021
2	42 Talona Cr CORIO 3214	\$406,000	19/07/2021
3	7 Vermont Av CORIO 3214	\$400,000	20/07/2021

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:

23/08/2021 16:48

12 Carmarthen Drive, Corio Vic 3214

GEELONG
RESIDENTIAL

Patrick Richards

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Indicative Selling Price

\$400,000 - \$440,000

Median House Price

June quarter 2021: \$437,000



Property Type: House (Res)

Land Size: 626 sqm approx

Agent Comments

Comparable Properties



17 Buangor St CORIO 3214 (REI)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 19/07/2021

Property Type: House

Land Size: 631 sqm approx



42 Talona Cr CORIO 3214 (REI)

Agent Comments



Price: \$406,000

Method: Private Sale

Date: 19/07/2021

Property Type: House

Land Size: 598 sqm approx



7 Vermont Av CORIO 3214 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 20/07/2021

Property Type: House

Land Size: 567 sqm approx

Account - Geelong Commercial Real Estate | P: 03 5221 6488



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