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 betweer	\$400,000		&		\$440,000					
Median sale p	rice									
Median price	\$437,000	Pro	operty Type	Hou	se		Suburb	Corio		
Period - From	01/04/2021	to	30/06/2021		So	ource	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.

Ade	dress 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





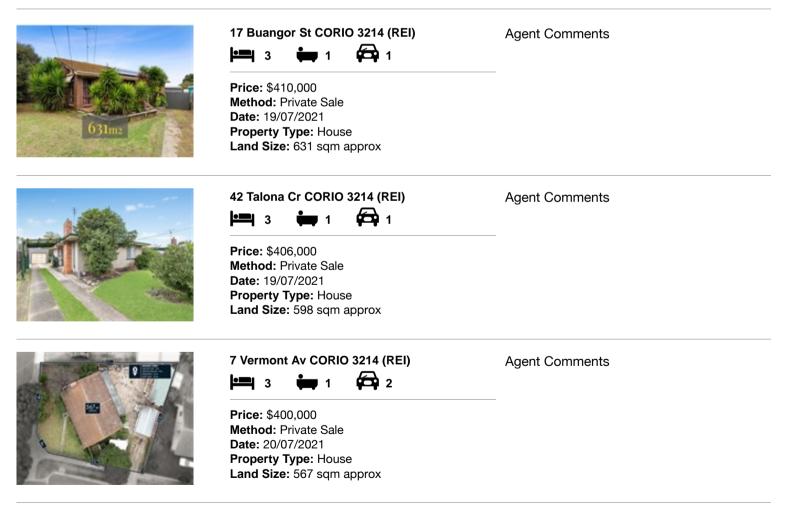




Property Type: House (Res) **Land Size:** 626 sqm approx Agent Comments Patrick Richards 03 5221 6488 0402 485 121 patrick@geelongresidential.com.au

> Indicative Selling Price \$400,000 - \$440,000 Median House Price June quarter 2021: \$437,000

Comparable Properties



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





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