

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 COLERAINE CRESCENT, CORIO, VIC

3 2 4

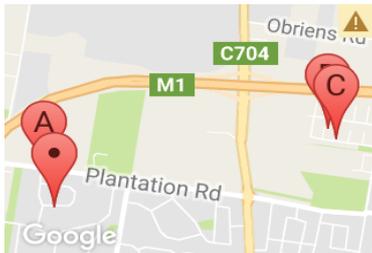
Indicative Selling Price

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

Price Range: **\$359,000 to \$379,000**

Provided by: Mel Pavic, Roncon Real Estate

MEDIAN SALE PRICE



CORIO, VIC, 3214

Suburb Median Sale Price (House)

\$271,750

01 January 2017 to 31 March 2017

Provided by: pricefinder

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.



42 CORANGAMITE DR, CORIO, VIC 3214

3 2 2

Sale Price

\$375,500

Sale Date: 21/11/2016

Distance from Property: 233m



7 HIBBERTIA CRT, CORIO, VIC 3214

3 2 2

Sale Price

***\$399,000**

Sale Date: 24/05/2017

Distance from Property: 1.9km



28 NIGELLA AVE, CORIO, VIC 3214

3 2 1

Sale Price

***\$361,750**

Sale Date: 06/06/2017

Distance from Property: 1.9km



This report has been compiled on 23/06/2017 by Roncon Real Estate. Property Data Solutions Pty Ltd 2017 - 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

8 COLERAINE CRESCENT, CORIO, VIC 3214

Indicative selling price

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

Price Range: \$359,000 to \$379,000

Median sale price

Median price \$271,750

House

Unit

Suburb CORIO

Period 01 January 2017 to 31 March 2017

Source

pricfinder

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
42 CORANGAMITE DR, CORIO, VIC 3214	\$375,500	21/11/2016
7 HIBBERTIA CRT, CORIO, VIC 3214	*\$399,000	24/05/2017
28 NIGELLA AVE, CORIO, VIC 3214	*\$361,750	06/06/2017