

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

2 Hancock Court, Corio Vic 3214

Indicative selling price

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

Range between \$549,000 & \$595,000

Median sale price

Median price \$525,000 Property Type House Suburb Corio

Period - From 01/07/2022 to 30/09/2022 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	1 Wattle PI CORIO 3214	\$585,000	11/07/2022
2	3 Rimula Rd CORIO 3214	\$585,000	06/06/2022
3	209 Plantation Rd CORIO 3214	\$558,000	28/10/2022

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:

09/11/2022 18:02



Property Type: House (Previously Occupied - Detached)

Land Size: 538 sqm approx

Agent Comments

Comparable Properties



1 Wattle PI CORIO 3214 (REI/VG)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 11/07/2022

Property Type: House

Land Size: 546 sqm approx



3 Rimula Rd CORIO 3214 (REI/VG)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 06/06/2022

Property Type: House

Land Size: 702 sqm approx



209 Plantation Rd CORIO 3214 (REI)

Agent Comments



Price: \$558,000

Method: Private Sale

Date: 28/10/2022

Property Type: House

Land Size: 538 sqm approx