

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 BRENDA COURT, CORINELLA, VIC 3984  2  1  -

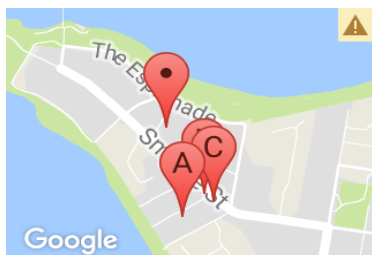
Indicative Selling Price

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

Price Range: \$250,000 to \$275,000

Provided by: Kellie Morgan, Alex Scott & Staff Bass Valley

MEDIAN SALE PRICE



CORINELLA, VIC, 3984

Suburb Median Sale Price (House)

\$415,000

01 October 2016 to 30 September 2017

Provided by: 

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.



14 BEACH ST, CORINELLA, VIC 3984

 2  1  1

Sale Price

\$245,000

Sale Date: 09/02/2017

Distance from Property: 322m



79 SMYTHE ST, CORINELLA, VIC 3984

 2  1  1

Sale Price

\$285,000

Sale Date: 12/12/2016

Distance from Property: 269m



77 SMYTHE ST, CORINELLA, VIC 3984

 2  1  2

Sale Price

\$269,950

Sale Date: 29/09/2016

Distance from Property: 305m



This report has been compiled on 09/12/2017 by Alex Scott & Staff Bass Valley. 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

4 BRENDA COURT, CORINELLA, VIC 3984

Indicative selling price

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

Price Range:

\$250,000 to \$275,000

Median sale price

Median price

\$415,000

House

X

Unit


Suburb

CORINELLA

Period

01 October 2016 to 30 September 2017

Source



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
14 BEACH ST, CORINELLA, VIC 3984	\$245,000	09/02/2017
79 SMYTHE ST, CORINELLA, VIC 3984	\$285,000	12/12/2016
77 SMYTHE ST, CORINELLA, VIC 3984	\$269,950	29/09/2016