

# 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

50 Sharland Road, Corio Vic 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$489,000 & \$535,000

### Median sale price

Median price \$480,000 Property Type House Suburb Corio

Period - From 18/01/2023 to 17/01/2024 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	60 Plantation Rd CORIO 3214	\$500,000	18/12/2023
2	27 Donax Rd CORIO 3214	\$488,000	24/11/2023
3	12 Rosemary Av CORIO 3214	\$485,000	12/09/2023

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:

18/01/2024 09:56



3 1 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 664 sqm approx

Agent Comments

## Comparable Properties



**60 Plantation Rd CORIO 3214 (REI)**

Agent Comments

3 1 4

**Price:** \$500,000

**Method:** Private Sale

**Date:** 18/12/2023

**Property Type:** House

**Land Size:** 616 sqm approx



**27 Donax Rd CORIO 3214 (REI/VG)**

Agent Comments

3 1 3

**Price:** \$488,000

**Method:** Private Sale

**Date:** 24/11/2023

**Property Type:** House

**Land Size:** 662 sqm approx



**12 Rosemary Av CORIO 3214 (REI/VG)**

Agent Comments

3 1 4

**Price:** \$485,000

**Method:** Private Sale

**Date:** 12/09/2023

**Property Type:** House

**Land Size:** 613 sqm approx