### Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 50 Sharland Road, Corio Vic 3214

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$489,000		&		\$535,000			
Median sale pr	rice							
Median price	\$480,000	Pro	operty Type	Ηοι	ISE		Suburb	Corio
Period - From	18/01/2023	to	17/01/2024		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.

Add	dress 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



# Harcourts





Property Type: House (Previously Occupied - Detached) Land Size: 664 sqm approx Agent Comments

Joe Graic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

**Indicative Selling Price** \$489,000 - \$535,000 **Median House Price** 18/01/2023 - 17/01/2024: \$480,000

## **Comparable Properties**



**6** 4 **-** 3 1 Price: \$500,000

60 Plantation Rd CORIO 3214 (REI)

Method: Private Sale Date: 18/12/2023 Property Type: House Land Size: 616 sqm approx Agent Comments

Agent Comments



**b** 3 3

27 Donax Rd CORIO 3214 (REI/VG)

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

Price: \$485,000 Method: Private Sale Date: 12/09/2023 Property Type: House Land Size: 613 sqm approx

#### Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.