

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

43 Sharland Road, Corio Vic 3214

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$400,000 Property Type House Suburb Corio

Period - From 01/07/2020 to 30/09/2020 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	13 Sharland Rd CORIO 3214	\$420,000	18/06/2020
2	25 Plantation Rd CORIO 3214	\$410,000	09/11/2020
3	29 Sharland Rd CORIO 3214	\$397,000	22/01/2020

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:

07/12/2020 17:12



Property Type: Land
Land Size: 754 sqm approx
Agent Comments

Indicative Selling Price
\$385,000 - \$420,000
Median House Price
September quarter 2020: \$400,000

Comparable Properties



13 Sharland Rd CORIO 3214 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 18/06/2020
Property Type: House (Res)
Land Size: 626 sqm approx



25 Plantation Rd CORIO 3214 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 09/11/2020
Property Type: House
Land Size: 569 sqm approx



29 Sharland Rd CORIO 3214 (VG)

Agent Comments



Price: \$397,000
Method: Sale
Date: 22/01/2020
Property Type: House (Res)
Land Size: 664 sqm approx