

## 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

7 Como Road, Corio Vic 3214

#### Indicative selling price

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

Range between \$339,000

&

\$369,000

#### Median sale price

Median price \$380,000 House  Unit  Suburb or locality Corio

Period - From 01/07/2018 to 30/09/2018 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 eighteen 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	15 Colorado Dr CORIO 3214	\$393,000	23/07/2018
2	23 Grevillea Av CORIO 3214	\$392,000	06/07/2018
3	3 Como Rd CORIO 3214	\$381,000	02/06/2018

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 eighteen months.



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**15 Colorado Dr CORIO 3214 (VG)**

**Agent Comments**



**Price:** \$393,000

**Method:** Sale

**Date:** 23/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 533 sqm approx



**23 Grevillea Av CORIO 3214 (REI/VG)**

**Agent Comments**



**Price:** \$392,000

**Method:** Private Sale

**Date:** 06/07/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 626 sqm approx



**3 Como Rd CORIO 3214 (REI/VG)**

**Agent Comments**



**Price:** \$381,000

**Method:** Private Sale

**Date:** 02/06/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 603 sqm approx