

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

15 Macedon Avenue, Corio Vic 3214

Indicative selling price

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

Range between \$299,000 & \$328,000

Median sale price

Median price \$370,000 House Unit Suburb or locality Corio

Period - From 01/01/2018 to 31/12/2018 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	1 Welch Ct CORIO 3214	\$365,000	11/12/2018
2	20 Macedon Av CORIO 3214	\$358,000	23/10/2018
3	18 Merlin Cr CORIO 3214	\$325,000	20/12/2018

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: House (Previously Occupied - Detached)

Land Size: 643 sqm approx

Agent Comments

Comparable Properties

1 Welch Ct CORIO 3214 (VG)

Agent Comments



Price: \$365,000

Method: Sale

Date: 11/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 752 sqm approx



20 Macedon Av CORIO 3214 (VG)

Agent Comments



Price: \$358,000

Method: Sale

Date: 23/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 581 sqm approx



18 Merlin Cr CORIO 3214 (REI)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 20/12/2018

Rooms: -

Property Type: House

Land Size: 618 sqm approx