

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



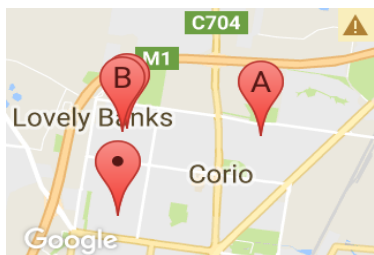
**22 STAPLEDON COURT, CORIO, VIC 3214**  3  1  2

#### Indicative Selling Price

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

Price Range: **\$350,000 to \$370,000**

### MEDIAN SALE PRICE



#### CORIO, VIC, 3214

Suburb Median Sale Price (House)

**\$310,000**

01 July 2017 to 30 September 2017

Provided by: 

### COMPARABLE PROPERTIES

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.



**7 TERESA AVE, CORIO, VIC 3214**  3  1  1

#### Sale Price

**\$407,000**

Sale Date: 11/07/2017

Distance from Property: 2.2km 



**1 CATHCART CRT, CORIO, VIC 3214**  3  1  2

#### Sale Price

**\*\$365,000**

Sale Date: 24/10/2017

Distance from Property: 1.2km 



**1 CRESWICK CRT, CORIO, VIC 3214**  3  1  1

#### Sale Price

**\*\$357,000**

Sale Date: 10/11/2017

Distance from Property: 1.2km 

This report has been compiled on 14/11/2017 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

22 STAPLEDON COURT, CORIO, VIC 3214

### Indicative selling price

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

Price Range: \$350,000 to \$370,000

### Median sale price

Median price

\$310,000

House

Unit

Suburb

CORIO

Period

01 July 2017 to 30 September 2017

Source



### Comparable property sales

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
7 TERESA AVE, CORIO, VIC 3214	\$407,000	11/07/2017
1 CATHCART CRT, CORIO, VIC 3214	*\$365,000	24/10/2017
1 CRESWICK CRT, CORIO, VIC 3214	*\$357,000	10/11/2017