# **STATEMENT OF INFORMATION**

3 RODBROUGH CRESCENT, CORIO, VIC 3214 PREPARED BY ANASTASIA ZAVITSANOS, HAYESWINCKLE, PHONE: 0421754041





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 3 RODBROUGH CRESCENT, CORIO, VIC 🛛 🚍 3 🕒 1 😓 3

\$579,000 to \$619,000

Indicative Selling Price

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

Price Range:

Provided by: Anastasia Zavitsanos , Hayeswinckle

# **MEDIAN SALE PRICE**



# **CORIO, VIC, 3214**

Suburb Median Sale Price (House)

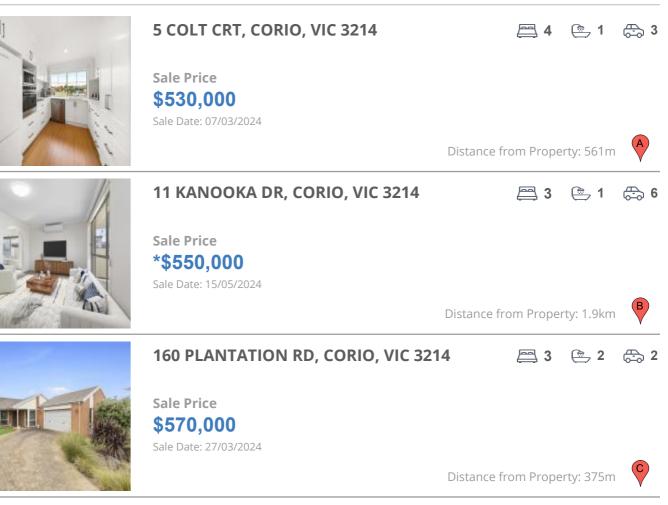
\$480,000

01 October 2023 to 31 March 2024

Provided by: pricefinder

### **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.



#### This report has been compiled on 20/05/2024 by Hayeswinckle. Property Data Solutions Pty Ltd 2024 - 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

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount. This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address Including suburb and

3 RODBROUGH CRESCENT, CORIO, VIC 3214

### Indicative selling price

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

Price Range:

\$579,000 to \$619,000

### Median sale price

Median price	\$480,000	Property type	House	Suburb	CORIO
Period	01 October 2023 to 31	March 2024	Source	pricefinder	

### **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	Price	Date of sale
5 COLT CRT, CORIO, VIC 3214	\$530,000	07/03/2024
11 KANOOKA DR, CORIO, VIC 3214	*\$550,000	15/05/2024
160 PLANTATION RD, CORIO, VIC 3214	\$570,000	27/03/2024

This Statement of Information was prepared

20/05/2024

