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	8 Washington Street, Corio Vic 3214

Indicative selling price

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

Range between $499,000 & $539,000

Median sale price

Median price $522,500 Property Type House Suburb Corio

Period - From 01/04/2022 to 31/03/2023 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	3 Tuffs Ct CORIO 3214	$530,000	29/06/2022
2	47 Plantation Rd CORIO 3214	$510,000	03/04/2023
3	17 Torbreck St CORIO 3214	$510,000	24/02/2023

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: 29/05/2023 10:04

8 Washington Street, Corio Vic 3214

Joe Grgic
5278 7011
0438 328 728
joe.grgic@harcourts.com.au



3 1 5

Rooms: 4
Property Type: House
Land Size: 709 sqm approx

Agent Comments

Indicative Selling Price
$499,000 - $539,000
Median House Price
Year ending March 2023: $522,500

Comparable Properties



3 Tuffs Ct CORIO 3214 (VG)

1 - -

Price: $530,000
Method: Sale
Date: 29/06/2022
Property Type: House (Res)
Land Size: 831 sqm approx

Agent Comments



47 Plantation Rd CORIO 3214 (REI)

3 1 4

Price: $510,000
Method: Private Sale
Date: 03/04/2023
Property Type: House
Land Size: 605 sqm approx

Agent Comments



17 Torbreck St CORIO 3214 (REI)

3 1 5

Price: $510,000
Method: Private Sale
Date: 24/02/2023
Property Type: House
Land Size: 557 sqm approx

Agent Comments

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