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 and postcode: 39 Kosciusko Avenue, Corio, VIC 3214

Indicative selling price

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

Single price: | or range between: $430,000 | & $460,000

Median sale price

Median price: $ 380,000 | Property type: House | Suburb: CORIO

Period - From: 04/07/2019 | to: 04/01/2021 | Source: CoreLogic

Comparable property sales

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 33 Kingsley Drive Corio	$450,100	16/12/2020
2 39 Howitt Avenue Corio	$420,000	19/11/2020
3 25 Plantation Road Corio	$410,000	28/10/2020

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: 04/01/2021