

## 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

3 Atami Crescent, Corio VIC 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*\*\*\*\* or range between 385,000 & 405,000

### Median sale price

Median price \$431,500 Property type House Suburb Corio VIC 3214

Period - From July 2019 to July 2020 Source Realestate.com.au

### 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. 53 Cabernet Road, Corio VIC 3214	\$405,000	Feb 2019
2. 15 Atami Crescent, Corio VIC 3214	\$390,050	Nov 2019
3. 16 Glendye Court Corio VC 3214.	\$450,500	Mar 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: 1/08/2020