

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

40 Moorings Place Corinella VIC 3984

Indicative selling price

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

Single Price

or range
between

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$225,000

Property type

Land

Suburb

Corinella

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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

26 Moorings Place Corinella VIC 3984	\$300,000	29-Sep-19
1 The Anchorage Corinella VIC 3984	\$270,000	09-Dec-19
30 Wetherall Drive Corinella VIC 3984	\$255,000	20-May-19

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: 14 January 2020


26 Moorings Place Corinella VIC 3984

Sold Price

^{RS} **\$300,000**

Sold Date

29-Sep-19
 -
  -
  -

Distance

0.13km

1 The Anchorage Corinella VIC 3984

Sold Price

^{RS} **\$270,000**

Sold Date

09-Dec-19
 -
  -
  2

Distance

0.15km

30 Wetherall Drive Corinella VIC 3984

Sold Price

\$255,000

Sold Date

20-May-19
 -
  -
  -

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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