

# 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

2/14-16 Cranbourne Drive, Corio Vic 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$369,000

&

\$400,000

### Median sale price

Median price

\$410,000

Property Type

Unit

Suburb

Corio

Period - From

01/04/2021

to

31/03/2022

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	3/92 Donnybrook Rd NORLANE 3214	\$460,000	14/04/2022
2	3/30-32 Nicholson Cr BELL PARK 3215	\$405,000	06/08/2021
3	2/34 Cranbourne Dr CORIO 3214	\$375,000	01/04/2021

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:

09/05/2022 10:41



**Rooms:** 3

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**3/92 Donnybrook Rd NORLANE 3214 (REI/VG)** **Agent Comments**



**Price:** \$460,000

**Method:** Private Sale

**Date:** 14/04/2022

**Property Type:** Unit

**Land Size:** 247 sqm approx



**3/30-32 Nicholson Cr BELL PARK 3215 (REI)** **Agent Comments**



**Price:** \$405,000

**Method:** Private Sale

**Date:** 06/08/2021

**Property Type:** Unit



**2/34 Cranbourne Dr CORIO 3214 (VG)** **Agent Comments**



**Price:** \$375,000

**Method:** Sale

**Date:** 01/04/2021

**Property Type:** Flat/Unit/Apartment (Res)