# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property	offered	for s	sale
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		21 Harding Street Corio									
Indicative se	lling pr	ice									
For the meaning	of this pr	ice s	see consur	ner.vic	.gov.au/	underquotii	ng (*Delete s	ingle pric	e or range as	applicable)	
Sin	gle price	\$			or rang	ge between	\$430,000		&	\$460,000	
Median sale	price										
Median price	\$481,00	0		Pro	perty typ	oe House		Suburb	Corio		
Period - From	09/11/20	)22	to	09/11	/2023	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
57 Glenelg Avenue, Corio	\$460,000	28 Aug 2023
14 Dorset Court Corio	\$452,500	02 Jun 2023
1 Kyeamba Court, Corio	\$456,000	10 Aug 2023

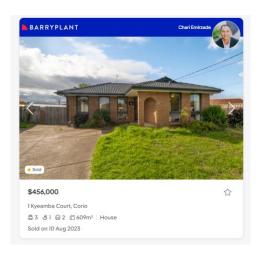
This Statement of Information was prepared on:	04/12/2023



## Comparables from REA 9.11.2023







#### Market insights for Corio buyers

The median sale price in Corio is \$481,000. Find out more on the latest property trends for the area to help you understand the local market before you buy.

### ☐ Corio house data snapshot

The median house price in Corio is \$486,000 based on 191 sales in the past 12 months—that's a decrease of 7%. Buyer demand has decreased by 1% in the same period.

Bedrooms	Median price	Sold
2 bedrooms	\$456,000	18
3 bedrooms	\$480,000	143
4 bedrooms	\$560,000	23

Realestate.com.au 9.11.2023