### 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

12 Coleraine Crescent, Corio Vic 3214

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	\$569,000		&		\$625,000					
Median sale p	rice									
Median price	\$525,000	Property Type		House			Suburb	Corio		
Period - From	01/10/2021	to	30/09/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	9 Sten Ct CORIO 3214	\$655,000	08/06/2022
2	14 Caramut Ct CORIO 3214	\$600,000	03/05/2022
3	5 Armalite Ct CORIO 3214	\$585,000	27/08/2022

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:

07/11/2022 15:33



# Harcourts





**Property Type:** House **Land Size:** 530 sqm approx Agent Comments Indicative Selling Price \$569,000 - \$625,000 Median House Price Year ending September 2022: \$525,000

## **Comparable Properties**



9 Sten Ct CORIO 3214 (REI/VG)



Price: \$655,000 Method: Private Sale Date: 08/06/2022 Property Type: House (Res) Land Size: 606 sqm approx

14 Caramut Ct CORIO 3214 (REI/VG)

**2** 

Agent Comments



Price: \$600,000 Method: Private Sale Date: 03/05/2022 Property Type: House Land Size: 548 sqm approx

**-** 3

5 Armalite Ct CORIO 3214 (VG)



Agent Comments

Agent Comments

Price: \$585,000 Method: Sale Date: 27/08/2022 Property Type: House (Res) Land Size: 530 sqm approx

#### Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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