

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 price

Median price \$525,000

Property Type House

Suburb Corio

Period - From 01/10/2021

to 30/09/2022

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	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



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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)

Agent Comments

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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)

Agent Comments

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

5 Armalite Ct CORIO 3214 (VG)

Agent Comments

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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