

# 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

156 Princess Road, 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 \$599,000

&

\$639,000

### 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	18 Cranbourne Dr CORIO 3214	\$635,000	17/12/2021
2	2 Cudgee Ct CORIO 3214	\$632,000	18/07/2022
3	94 Cloverdale Dr CORIO 3214	\$630,000	16/05/2022

**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:

20/10/2022 12:24

156 Princess Road, Corio Vic 3214

# Harcourts

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**Indicative Selling Price**

\$599,000 - \$638,000

**Median House Price**

Year ending September 2022: \$525,000



3 2 1

**Property Type:** House

**Land Size:** 530 sqm approx

**Agent Comments**

## Comparable Properties



**18 Cranbourne Dr CORIO 3214 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$635,000

**Method:** Private Sale

**Date:** 17/12/2021

**Property Type:** House

**Land Size:** 529 sqm approx



**2 Cudjee Ct CORIO 3214 (REI)**

**Agent Comments**

4 2 5

**Price:** \$632,000

**Method:** Private Sale

**Date:** 18/07/2022

**Property Type:** House

**Land Size:** 614 sqm approx



**94 Cloverdale Dr CORIO 3214 (VG)**

**Agent Comments**

3 - -

**Price:** \$630,000

**Method:** Sale

**Date:** 16/05/2022

**Property Type:** House (Res)

**Land Size:** 554 sqm approx

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



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