

# 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 Cudgee Court, 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 \$579,000

&

\$629,000

### Median sale price

Median price \$520,000

Property Type House

Suburb Corio

Period - From 01/01/2022

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	18 Cranbourne Dr CORIO 3214	\$635,000	17/12/2021
2	32 Corangamite Dr CORIO 3214	\$620,000	22/11/2021
3	33 Coleraine Cr CORIO 3214	\$618,000	07/05/2022

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:

21/06/2022 14:21

2 Cudgee Court, Corio Vic 3214

# Harcourts

Joe Grgic

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**Indicative Selling Price**

\$579,000 - \$629,000

**Median House Price**

March quarter 2022: \$520,000



**Property Type:** Land

**Land Size:** 614 sqm approx

**Agent Comments**

## Comparable Properties



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

**Agent Comments**



**Price:** \$635,000

**Method:** Private Sale

**Date:** 17/12/2021

**Property Type:** House

**Land Size:** 529 sqm approx



**32 Corangamite Dr CORIO 3214 (REI/VG)**

**Agent Comments**



**Price:** \$620,000

**Method:** Private Sale

**Date:** 22/11/2021

**Property Type:** House

**Land Size:** 530 sqm approx



**33 Coleraine Cr CORIO 3214 (VG)**

**Agent Comments**



**Price:** \$618,000

**Method:** Sale

**Date:** 07/05/2022

**Property Type:** House (Res)

**Land Size:** 600 sqm approx

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



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