

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/116-120 Cox Road, Corio Vic 3214

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$415,000

&

\$440,000

Median sale price

Median price \$383,750

Property Type Unit

Suburb Corio

Period - From 17/01/2023

to

16/01/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/3-5 Dardell Ct NORLANE 3214	\$435,000	08/01/2024
2	24/182-188 Cox Rd LOVELY BANKS 3213	\$425,000	08/01/2024
3	60 Paley Dr CORIO 3214	\$415,000	15/09/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/01/2024 16:46



2
 1
 2

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$415,000 - \$440,000

Median Unit Price
 17/01/2023 - 16/01/2024: \$383,750

Comparable Properties



1/3-5 Dardell Ct NORLANE 3214 (REI)

Agent Comments

2
 1
 1

Price: \$435,000
Method: Private Sale
Date: 08/01/2024
Property Type: Unit
Land Size: 268 sqm approx



24/182-188 Cox Rd LOVELY BANKS 3213 (REI)

Agent Comments

2
 1
 2

Price: \$425,000
Method: Private Sale
Date: 08/01/2024
Property Type: Unit
Land Size: 161 sqm approx



60 Paley Dr CORIO 3214 (REI/VG)

Agent Comments

2
 1
 1

Price: \$415,000
Method: Private Sale
Date: 15/09/2023
Property Type: Unit
Land Size: 274 sqm approx

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