

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

2/36 Cranbourne Drive, Corio Vic 3214

Indicative selling price

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

Range between \$369,000 & \$405,000

Median sale price

Median price \$400,000

Property Type Unit

Suburb Corio

Period - From 20/03/2022

to 19/03/2023

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 | 10/182-188 Cox Rd LOVELY BANKS 3213 | \$415,000 | 01/03/2023 |
| 2 | 1/116-120 Cox Rd CORIO 3214 | \$400,000 | 16/02/2023 |
| 3 | 3/14 Cranbourne Dr CORIO 3214 | \$400,000 | 22/06/2022 |

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:

20/03/2023 09:22



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$369,000 - \$405,000

Median Unit Price
20/03/2022 - 19/03/2023: \$400,000

Comparable Properties



10/182-188 Cox Rd LOVELY BANKS 3213 (REI) **Agent Comments**

2 1 1

Price: \$415,000
Method: Private Sale
Date: 01/03/2023
Property Type: Unit



1/116-120 Cox Rd CORIO 3214 (REI) **Agent Comments**

2 1 1

Price: \$400,000
Method: Private Sale
Date: 16/02/2023
Property Type: Unit



3/14 Cranbourne Dr CORIO 3214 (REI/VG) **Agent Comments**

2 1 1

Price: \$400,000
Method: Private Sale
Date: 22/06/2022
Property Type: Unit
Land Size: 107 sqm approx