### 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 Corangamite Drive, Corio Vic 3214

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$489,000		&		\$535,000			
Median sale pi	rice							
Median price	\$527,500	Pro	operty Type	Hou	se		Suburb	Corio
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2 Hancock Ct CORIO 3214	\$545,000	11/01/2023
2	13 Erica Av CORIO 3214	\$530,000	29/11/2022
3	24 Caldermeade Rd CORIO 3214	\$480,000	16/12/2022

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:

24/03/2023 13:22



# Harcourts





Property Type: House Land Size: 530 sqm approx Agent Comments

**Indicative Selling Price** \$489,000 - \$535,000 **Median House Price** December quarter 2022: \$527,500

## **Comparable Properties**



**6** 2 **-** 3 1

2 Hancock Ct CORIO 3214 (REI/VG)

Price: \$545,000 Method: Private Sale Date: 11/01/2023 Property Type: House Land Size: 538 sqm approx Agent Comments

Agent Comments



**6** 3 3

13 Erica Av CORIO 3214 (REI/VG)

Price: \$530.000 Land Size: 538 sqm approx



Method: Private Sale Date: 29/11/2022 Property Type: House

24 Caldermeade Rd CORIO 3214 (REI/VG) Agent Comments

Price: \$480,000 Method: Private Sale Date: 16/12/2022 Property Type: House (Res) Land Size: 528 sqm approx

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

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propertydata

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