

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$489,000 & \$535,000

### Median sale price

Median price \$527,500 Property Type House Suburb Corio

Period - From 01/10/2022 to 31/12/2022 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	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



3 1 6

**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



**2 Hancock Ct CORIO 3214 (REI/VG)**

**Agent Comments**

3 1 2

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



**13 Erica Av CORIO 3214 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 29/11/2022  
**Property Type:** House  
**Land Size:** 538 sqm approx



**24 Caldermeade Rd CORIO 3214 (REI/VG)**

**Agent Comments**

3 1 1

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