

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

13 Cranbourne Drive, Corio Vic 3214

Indicative selling price

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

Range between \$499,000 & \$539,000

Median sale price

Median price \$495,000 Property Type House Suburb Corio

Period - From 01/04/2021 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	96 Cloverdale Dr CORIO 3214	\$539,000	12/11/2021
2	4 Wilkins Cl CORIO 3214	\$525,000	17/03/2022
3	25 Remington St CORIO 3214	\$515,000	06/12/2021

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:

02/05/2022 14:42



Property Type: House (Previously Occupied - Detached)

Land Size: 527 sqm approx

Agent Comments

Comparable Properties



96 Cloverdale Dr CORIO 3214 (REI)

Agent Comments



Price: \$539,000

Method: Private Sale

Date: 12/11/2021

Property Type: House

Land Size: 549 sqm approx

4 Wilkins Cl CORIO 3214 (VG)

Agent Comments



Price: \$525,000

Method: Sale

Date: 17/03/2022

Property Type: House (Res)

Land Size: 697 sqm approx



25 Remington St CORIO 3214 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 06/12/2021

Property Type: House

Land Size: 578 sqm approx