

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

3/128 Cox Road, Corio Vic 3214

Indicative selling price

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

Range between \$340,000 & \$350,000

Median sale price

Median price \$410,000 Property Type Unit Suburb Corio

Period - From 01/10/2021 to 30/09/2022 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	2/180 Cox Rd LOVELY BANKS 3213	\$359,000	16/03/2022
2	31/180 Cox Rd LOVELY BANKS 3213	\$340,000	17/03/2022
3	28/180 Cox Rd LOVELY BANKS 3213	\$335,000	02/07/2021

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:

08/12/2022 13:06



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$340,000 - \$350,000

Median Unit Price
Year ending September 2022: \$410,000

Comparable Properties

2/180 Cox Rd LOVELY BANKS 3213 (VG)

Agent Comments

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Price: \$359,000
Method: Sale
Date: 16/03/2022
Property Type: Flat/Unit/Apartment (Res)

31/180 Cox Rd LOVELY BANKS 3213 (VG)

Agent Comments

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Price: \$340,000
Method: Sale
Date: 17/03/2022
Property Type: Flat/Unit/Apartment (Res)

28/180 Cox Rd LOVELY BANKS 3213 (VG)

Agent Comments

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Price: \$335,000
Method: Sale
Date: 02/07/2021
Property Type: Flat/Unit/Apartment (Res)