

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/174 Purnell Road, Corio Vic 3214

Indicative selling price

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

Range between \$365,000 & \$400,000

Median sale price

Median price \$360,250

Property Type Unit

Suburb Corio

Period - From 10/11/2020

to 09/11/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3/34 Cranbourne Dr CORIO 3214	\$375,100	18/03/2021
2	2/34 Cranbourne Dr CORIO 3214	\$375,000	01/04/2021
3	1/7 Donax Rd CORIO 3214	\$320,000	31/05/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/11/2021 15:55

2/174 Purnell Road, Corio Vic 3214

Harcourts

Shane King

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Indicative Selling Price

\$365,000 - \$400,000

Median Unit Price

10/11/2020 - 09/11/2021: \$360,250



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



3/34 Cranbourne Dr CORIO 3214 (VG)

Agent Comments

2 - -

Price: \$375,100

Method: Sale

Date: 18/03/2021

Property Type: Flat/Unit/Apartment (Res)



2/34 Cranbourne Dr CORIO 3214 (VG)

Agent Comments

2 - -

Price: \$375,000

Method: Sale

Date: 01/04/2021

Property Type: Flat/Unit/Apartment (Res)



1/7 Donax Rd CORIO 3214 (REI/VG)

Agent Comments

2 1 1

Price: \$320,000

Method: Private Sale

Date: 31/05/2021

Property Type: Unit

Land Size: 220 sqm approx

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



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