

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

11 Kanooka Drive, Corio Vic 3214

Indicative selling price

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

Range between \$529,000 & \$579,000

Median sale price

Median price \$485,000 Property Type House Suburb Corio

Period - From 10/11/2022 to 09/11/2023 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	1 Kanooka Dr CORIO 3214	\$540,000	09/06/2023
3	3 Stapledon Ct CORIO 3214	\$540,000	20/04/2023

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:

10/11/2023 12:28



3 1 6

Property Type: House
Land Size: 617 sqm approx
Agent Comments

Indicative Selling Price
\$529,000 - \$579,000

Median House Price
10/11/2022 - 09/11/2023: \$485,000

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



1 Kanooka Dr CORIO 3214 (REI/VG)

Agent Comments

3 1 3

Price: \$540,000
Method: Private Sale
Date: 09/06/2023
Property Type: House
Land Size: 617 sqm approx



3 Stapledon Ct CORIO 3214 (REI/VG)

Agent Comments

3 1 4

Price: \$540,000
Method: Private Sale
Date: 20/04/2023
Property Type: House
Land Size: 648 sqm approx