

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

81 Princess Road, Corio Vic 3214

Indicative selling price

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

Range between \$495,000 & \$544,500

Median sale price

Median price \$490,000 Property Type House Suburb Corio

Period - From 17/10/2022 to 16/10/2023 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	156 Princess Rd CORIO 3214	\$580,500	09/11/2022
2	4 Beretta Ct CORIO 3214	\$545,000	11/09/2023
3	11 Correa Cl CORIO 3214	\$512,000	14/09/2023

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:

17/10/2023 14:17



Property Type: House (Previously Occupied - Detached)

Land Size: 543 sqm approx

Agent Comments

Comparable Properties



156 Princess Rd CORIO 3214 (REI/VG)

Agent Comments



Price: \$580,500

Method: Private Sale

Date: 09/11/2022

Property Type: House

Land Size: 530 sqm approx



4 Beretta Ct CORIO 3214 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 11/09/2023

Property Type: House

Land Size: 614 sqm approx



11 Correa Ct CORIO 3214 (REI)

Agent Comments



Price: \$512,000

Method: Private Sale

Date: 14/09/2023

Property Type: House

Land Size: 540 sqm approx