Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 81 Princess Road, Corio Vic 3214

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$495,000		&		\$544,500			
Median sale p	rice							
Median price	\$490,000	Pro	operty Type	Ηοι	ISE		Suburb	Corio
Period - From	17/10/2022	to	16/10/2023		So	ource	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.

Add	dress 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 CI 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



Harcourts





Property Type: House (Previously Occupied - Detached) Land Size: 543 sqm approx Agent Comments

Nick De Stefano 5278 7011 0431 230 124 nick.destefano@harcourts.com.au

Indicative Selling Price \$495,000 - \$544,500 **Median House Price** 17/10/2022 - 16/10/2023: \$490,000

Comparable Properties



1 3 2 Price: \$580,500

156 Princess Rd CORIO 3214 (REI/VG)

Method: Private Sale Date: 09/11/2022 Property Type: House Land Size: 530 sqm approx

4 Beretta Ct CORIO 3214 (REI/VG)



Price: \$545.000 Method: Private Sale Date: 11/09/2023 Property Type: House Land Size: 614 sqm approx



11 Correa CI CORIO 3214 (REI) **6** 3



Price: \$512,000 Method: Private Sale Date: 14/09/2023 Property Type: House Land Size: 540 sqm approx Agent Comments

Agent Comments

Agent Comments

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





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