

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

12 Granault Parade, Corio Vic 3214

Indicative selling price

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

Range between \$459,000 & \$495,000

Median sale price

Median price \$491,000 Property Type House Suburb Corio

Period - From 11/10/2022 to 10/10/2023 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	4 Consedine Ct CORIO 3214	\$480,000	02/10/2023
2	30 Talpa Cr CORIO 3214	\$460,000	04/10/2023
3	62 Ontario Av CORIO 3214	\$457,000	13/09/2023

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:

11/10/2023 17:43



Property Type: House (Res)

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



4 Consedine Ct CORIO 3214 (REI)



Agent Comments

Price: \$480,000

Method: Private Sale

Date: 02/10/2023

Property Type: House

Land Size: 564 sqm approx



30 Talpa Cr CORIO 3214 (REI)



Agent Comments

Price: \$460,000

Method: Private Sale

Date: 04/10/2023

Property Type: House

Land Size: 589 sqm approx



62 Ontario Av CORIO 3214 (REI)



Agent Comments

Price: \$457,000

Method: Private Sale

Date: 13/09/2023

Property Type: House

Land Size: 594 sqm approx