

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

44 Canadian Parade, Corio Vic 3214

Indicative selling price

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

Range between \$395,000 & \$429,000

Median sale price

Median price \$410,000 Property Type House Suburb Corio

Period - From 01/10/2020 to 31/12/2020 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	29 Harpur Rd CORIO 3214	\$412,000	29/03/2021
2	50 Canadian Pde CORIO 3214	\$387,500	04/12/2020
3	6 Bacchus Marsh Rd CORIO 3214	\$380,000	23/12/2020

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:

30/03/2021 16:40

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Indicative Selling Price

\$395,000 - \$429,000

Median House Price

December quarter 2020: \$410,000



3 1 1

Rooms: 4

Property Type: House

Land Size: 607 sqm approx

Agent Comments

Comparable Properties



29 Harpur Rd CORIO 3214 (REI)

Agent Comments

3 1 2

Price: \$412,000

Method: Private Sale

Date: 29/03/2021

Property Type: House

Land Size: 697 sqm approx

50 Canadian Pde CORIO 3214 (VG)

Agent Comments

3 - -

Price: \$387,500

Method: Sale

Date: 04/12/2020

Property Type: House (Res)

Land Size: 607 sqm approx



6 Bacchus Marsh Rd CORIO 3214 (VG)

Agent Comments

2 - -

Price: \$380,000

Method: Sale

Date: 23/12/2020

Property Type: House (Res)

Land Size: 697 sqm approx