

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

24 Florida Avenue, Corio Vic 3214

Indicative selling price

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

Range between \$459,000 & \$489,000

Median sale price

Median price \$520,000 Property Type House Suburb Corio

Period - From 01/10/2021 to 31/12/2021 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 Colorado Dr CORIO 3214	\$480,000	22/02/2022
2	10 Maryland Dr CORIO 3214	\$480,000	30/11/2021
3	52 Colorado Dr CORIO 3214	\$480,000	14/02/2022

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:

07/03/2022 16:39



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Property Type: House

Land Size: 545 sqm approx

Agent Comments

Comparable Properties



2 Colorado Dr CORIO 3214 (REI)

Agent Comments

2 1 2

Price: \$480,000

Method: Private Sale

Date: 22/02/2022

Property Type: House

Land Size: 651 sqm approx



10 Maryland Dr CORIO 3214 (VG)

Agent Comments

3 - -

Price: \$480,000

Method: Sale

Date: 30/11/2021

Property Type: House (Res)

Land Size: 532 sqm approx



52 Colorado Dr CORIO 3214 (REI)

Agent Comments

3 1 1

Price: \$480,000

Method: Private Sale

Date: 14/02/2022

Property Type: House

Land Size: 524 sqm approx