

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

136 Plantation Road, Corio Vic 3214

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$527,500 Property Type House Suburb Corio

Period - From 01/10/2022 to 31/12/2022 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 Sten Ct CORIO 3214	\$630,000	09/11/2022
2	6 Juniper Ct CORIO 3214	\$600,000	16/01/2023
3	125 Goldsworthy Rd CORIO 3214	\$600,000	16/12/2022

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:

11/04/2023 10:28

136 Plantation Road, Corio Vic 3214

Harcourts

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Indicative Selling Price

\$600,000 - \$660,000

Median House Price

December quarter 2022: \$527,500



Property Type: House (Previously Occupied - Detached)

Land Size: 606 sqm approx

Agent Comments

Comparable Properties



2 Sten Ct CORIO 3214 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 09/11/2022

Property Type: House

Land Size: 609 sqm approx



6 Juniper Ct CORIO 3214 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 16/01/2023

Property Type: House (Res)

Land Size: 580 sqm approx

125 Goldsworthy Rd CORIO 3214 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 16/12/2022

Property Type: House (Res)

Land Size: 688 sqm approx

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



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