

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

1/116-120 Cox Road, Corio Vic 3214

Indicative selling price

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

Range between

\$399,000

&

\$429,000

Median sale price

Median price

\$410,000

Property Type

Unit

Suburb

Corio

Period - From

01/10/2021

to

30/09/2022

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	1/53 Swallow Cr NORLANE 3214	\$488,000	02/09/2022
2	2/92 Donnybrook Rd NORLANE 3214	\$435,000	19/08/2022
3	3/14 Cranbourne Dr CORIO 3214	\$400,000	22/06/2022

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:

29/11/2022 12:19



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 160 sqm approx
Agent Comments

Indicative Selling Price
\$399,000 - \$429,000

Median Unit Price
Year ending September 2022: \$410,000

Comparable Properties



1/53 Swallow Cr NORLANE 3214 (REI/VG)

Agent Comments

2 1 2

Price: \$488,000
Method: Private Sale
Date: 02/09/2022
Property Type: Unit
Land Size: 277 sqm approx



2/92 Donnybrook Rd NORLANE 3214 (REI/VG)

Agent Comments

2 1 1

Price: \$435,000
Method: Private Sale
Date: 19/08/2022
Property Type: Unit



3/14 Cranbourne Dr CORIO 3214 (REI/VG)

Agent Comments

2 1 1

Price: \$400,000
Method: Private Sale
Date: 22/06/2022
Property Type: Unit
Land Size: 107 sqm approx