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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 and
postcode

14 Michigan Avenue Corio VIC 3214

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,750

Property type

House

Suburb

Corio

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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

287 Princes Highway Corio VIC 3214	\$465,000	29-Jul-21
7 Colorado Drive Corio VIC 3214	\$452,500	02-Aug-21
11 Paley Drive Corio VIC 3214	\$445,000	30-Jul-21

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: 14 August 2021



287 Princes Highway Corio VIC 3214

3 1 2

Sold Price

^{RS} **\$465,000**

Sold Date

29-Jul-21

Distance

0.21km



7 Colorado Drive Corio VIC 3214

4 1 4

Sold Price

^{RS} **\$452,500**

Sold Date

02-Aug-21

Distance

1.24km



11 Paley Drive Corio VIC 3214

3 1 2

Sold Price

^{RS} **\$445,000**

Sold Date

30-Jul-21

Distance

2.01km

RS = Recent sale

UN = Undisclosed Sale

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