

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

2 CHANNING DRIVE KOROIT VIC 3282

Indicative selling price

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

Single Price

\$599,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,500

Property type

House

Suburb

Koroit

Period-from

01 Jul 2023

to

30 Jun 2024

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

33 NORTH STREET KOROIT VIC 3282	\$520,000	28-Mar-24
150 PENSHURST-WARRNAMBOOL ROAD KOROIT VIC 3282	\$935,000	16-May-23
28 PATTERSON STREET KOROIT VIC 3282	\$950,000	25-Sep-23

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: 08 July 2024



33 NORTH STREET KOROIT VIC 3282

3 2 4

Sold Price

\$520,000

Sold Date

28-Mar-24

Distance

0.38km



150 PENS HurST-WARRNAMBOOL ROAD KOROIT VIC 3282

3 2 4

Sold Price

\$935,000

Sold Date

16-May-23

Distance

0.72km



28 PATTERSON STREET KOROIT VIC 3282

3 2 4

Sold Price

\$950,000

Sold Date

25-Sep-23

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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