

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

20 Kanooka Drive, Corio Vic 3214

Indicative selling price

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

Range between \$549,000 & \$600,000

Median sale price

Median price \$475,000 Property Type House Suburb Corio

Period - From 01/07/2021 to 30/09/2021 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	6 Correa Cl CORIO 3214	\$595,000	21/12/2021
2	15 Caramut Ct CORIO 3214	\$580,000	03/11/2021
3	8 Clavus Rd CORIO 3214	\$550,000	11/11/2021

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:

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Property Type: House (Previously Occupied - Detached)

Land Size: 619 sqm approx

Agent Comments

Indicative Selling Price

\$549,000 - \$600,000

Median House Price

September quarter 2021: \$475,000

Comparable Properties



6 Correa Ct CORIO 3214 (REI)

Agent Comments

3 1 4

Price: \$595,000

Method: Private Sale

Date: 21/12/2021

Property Type: House

Land Size: 652 sqm approx



15 Caramut Ct CORIO 3214 (REI/VG)

Agent Comments

3 2 4

Price: \$580,000

Method: Private Sale

Date: 03/11/2021

Property Type: House

Land Size: 529 sqm approx



8 Clavus Rd CORIO 3214 (REI)

Agent Comments

3 1 2

Price: \$550,000

Method: Private Sale

Date: 11/11/2021

Property Type: House

Land Size: 684 sqm approx

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