

# 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

13 Laverton Court, Corio Vic 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$509,000 & \$559,000

### Median sale price

Median price \$505,750 Property Type House Suburb Corio

Period - From 27/07/2022 to 26/07/2023 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	11 Fiona Av CORIO 3214	\$550,000	24/07/2023
2	55 Colorado Dr CORIO 3214	\$540,000	26/06/2023
3	29 Paley Dr CORIO 3214	\$535,000	07/07/2023

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:

27/07/2023 15:54



4   
 1   
 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 549 sqm approx

Agent Comments

**Indicative Selling Price**

\$509,000 - \$559,000

**Median House Price**

27/07/2022 - 26/07/2023: \$505,750

## Comparable Properties



**11 Fiona Av CORIO 3214 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$550,000

**Method:** Private Sale

**Date:** 24/07/2023

**Property Type:** House

**Land Size:** 613 sqm approx



**55 Colorado Dr CORIO 3214 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 26/06/2023

**Property Type:** House (Res)

**Land Size:** 559 sqm approx



**29 Paley Dr CORIO 3214 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 07/07/2023

**Property Type:** House

**Land Size:** 582 sqm approx