

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

9C Detroit Crescent, Corio Vic 3214

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$400,000 Property Type Unit Suburb Corio

Period - From 14/08/2022 to 13/08/2023 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	3/172 Matthews Rd CORIO 3214	\$540,000	29/05/2023
2	3/7 Karrin Ct NORLANE 3214	\$535,000	28/05/2023
3	1/7 Dorling Ct CORIO 3214	\$510,000	13/09/2022

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:

14/08/2023 16:35

Nick De Stefano

5278 7011

0431 230 124

nick.destefano@harcourts.com.au

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

14/08/2022 - 13/08/2023: \$400,000

 3  2  2

Property Type: Townhouse

Land Size: 341 sqm approx

Agent Comments

Comparable Properties



3/172 Matthews Rd CORIO 3214 (REI)

Agent Comments

 3  2  4

Price: \$540,000

Method: Private Sale

Date: 29/05/2023

Property Type: Unit



3/7 Karrin Ct NORLANE 3214 (VG)

Agent Comments

 3  -  -

Price: \$535,000

Method: Sale

Date: 28/05/2023

Property Type: Flat/Unit/Apartment (Res)



1/7 Dorling Ct CORIO 3214 (REI)

Agent Comments

 3  2  2

Price: \$510,000

Method: Private Sale

Date: 13/09/2022

Property Type: Unit

Land Size: 347 sqm approx