

# 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

14 Canadian Parade, 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 \$419,000 & \$459,000

### Median sale price

Median price \$411,000 Property Type House Suburb Corio

Period - From 01/01/2021 to 31/03/2021 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	269 Princes Hwy CORIO 3214	\$425,000	14/05/2021
2	44 Canadian Pde CORIO 3214	\$421,000	29/04/2021
3	19 Teleta Cr CORIO 3214	\$455,000	15/03/2021

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:

20/06/2021 22:23

Shane King

5278 7011

0411 141 463

shane.king@harcourts.com.au

**Indicative Selling Price**

\$419,000 - \$459,000

**Median House Price**

March quarter 2021: \$411,000



3 1 1

**Rooms:** 4

**Property Type:** House

**Land Size:** 595 sqm approx

Agent Comments

## Comparable Properties



**269 Princes Hwy CORIO 3214 (REI)**

Agent Comments

3 1 1

**Price:** \$425,000

**Method:** Private Sale

**Date:** 14/05/2021

**Property Type:** House



**44 Canadian Pde CORIO 3214 (REI)**

Agent Comments

3 1 1

**Price:** \$421,000

**Method:** Private Sale

**Date:** 29/04/2021

**Property Type:** House

**Land Size:** 607 sqm approx



**19 Teleta Cr CORIO 3214 (VG)**

Agent Comments

3 - -

**Price:** \$455,000

**Method:** Sale

**Date:** 15/03/2021

**Property Type:** House (Res)

**Land Size:** 641 sqm approx