

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

170 Purnell Road, Corio Vic 3214

Indicative selling price

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

Range between \$479,000

&

\$525,000

Median sale price

Median price \$525,000

Property Type House

Suburb Corio

Period - From 01/07/2022

to 30/09/2022

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	21 Granault Pde CORIO 3214	\$525,000	12/08/2022
2	107 Purnell Rd CORIO 3214	\$473,000	20/09/2021
3	91 Purnell Rd CORIO 3214	\$465,000	03/06/2022

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:

16/11/2022 09:28

170 Purnell Road, Corio Vic 3214

Harcourts

Nick De Stefano

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Indicative Selling Price

\$479,000 - \$525,000

Median House Price

September quarter 2022: \$525,000



3 1 2

Property Type: House

Land Size: 595 sqm approx

Agent Comments

Comparable Properties



21 Granault Pde CORIO 3214 (REI/VG)

Agent Comments

3 1 3

Price: \$525,000

Method: Private Sale

Date: 12/08/2022

Property Type: House

Land Size: 607 sqm approx



107 Purnell Rd CORIO 3214 (VG)

Agent Comments

4 - -

Price: \$473,000

Method: Sale

Date: 20/09/2021

Property Type: House (Res)

Land Size: 600 sqm approx



91 Purnell Rd CORIO 3214 (VG)

Agent Comments

3 - -

Price: \$465,000

Method: Sale

Date: 03/06/2022

Property Type: House (Res)

Land Size: 600 sqm approx

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



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