Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 55 Paley Drive, Corio Vic 3214

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$450,000		&		\$480,000			
Median sale p	rice							
Median price	\$550,000	Pro	operty Type	Hou	ISE		Suburb	Corio
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	72 Hendy St CORIO 3214	\$500,000	30/06/2022
2	39 Plantation Rd CORIO 3214	\$460,000	27/07/2022
3	11 Paley Dr CORIO 3214	\$445,000	30/07/2021

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:

27/07/2022 16:24



55 Paley Drive, Corio Vic 3214

Harcourts





Property Type: House (Res) **Land Size:** 549 sqm approx Agent Comments Nick De Stefano 5278 7011 0431 230 124 nick.destefano@harcourts.com.au

> Indicative Selling Price \$450,000 - \$480,000 Median House Price June quarter 2022: \$550,000

Comparable Properties



72 Hendy St CORIO 3214 (REI)



Price: \$500,000 Method: Private Sale Date: 30/06/2022 Property Type: House Land Size: 557 sqm approx

Agent Comments

Agent Comments



39 Plantation Rd CORIO 3214 (REI)



Method: Private Sale Date: 27/07/2022 Property Type: House Land Size: 569 sqm approx

Price: \$460.000



11 Paley Dr CORIO 3214 (REI/VG)



Agent Comments

Price: \$445,000 Method: Private Sale Date: 30/07/2021 Property Type: House Land Size: 683 sqm approx

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



propertydata

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