

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

56 Granault Parade, Corio Vic 3214

Indicative selling price

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

Single price

\$440,000

Median sale price

Median price

\$520,000

Property Type

House

Suburb

Corio

Period - From

21/03/2022

to

20/03/2023

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	54 Granault Pde CORIO 3214	\$450,000	19/10/2021
2	29 Canadian Pde CORIO 3214	\$440,000	16/03/2022
3	29 Quebec Av CORIO 3214	\$420,000	26/11/2021

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:

21/03/2023 10:39



Property Type: House (Previously Occupied - Detached)

Land Size: 612 sqm approx

Agent Comments

Comparable Properties



54 Granault Pde CORIO 3214 (REI/VG)

Agent Comments



Price: \$450,000

Method: Auction Sale

Date: 19/10/2021

Property Type: House (Res)

Land Size: 612 sqm approx



29 Canadian Pde CORIO 3214 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 16/03/2022

Property Type: House

Land Size: 607 sqm approx



29 Quebec Av CORIO 3214 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 26/11/2021

Property Type: House (Res)

Land Size: 600 sqm approx