

## 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 and  
postcode

64 ONTARIO AVENUE CORIO VIC 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Corio

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

11 HARPUR ROAD CORIO VIC 3214	\$408,000	22-Jan-25
76 MATTHEWS ROAD CORIO VIC 3214	\$415,000	06-Dec-24
30 CANADIAN PARADE CORIO VIC 3214	\$410,000	10-Oct-24

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: 17 February 2025



11 HARPUR ROAD CORIO VIC 3214

Sold Price

<sup>RS</sup> \$408,000

Sold Date

22-Jan-25

 3  1  1

Distance

0.39km



76 MATTHEWS ROAD CORIO VIC 3214

Sold Price

\$415,000

Sold Date

06-Dec-24

 4  1  1

Distance

1.88km



30 CANADIAN PARADE CORIO VIC 3214

Sold Price

\$410,000

Sold Date

10-Oct-24

 3  1  1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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