



STATEMENT OF INFORMATION

3/49 MERLIN CRESCENT, CORIO, VIC 3214

PREPARED BY NICK DESTEFANO, HARCOURTS NORTH GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/49 MERLIN CRESCENT, CORIO, VIC 3214  2  1  1

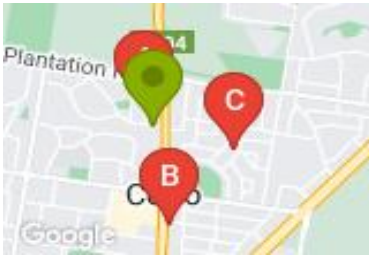
Indicative Selling Price

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

Price Range: **\$389,000 to \$427,000**

Provided by: Nick DeStefano, Harcourts North Geelong

MEDIAN SALE PRICE



CORIO, VIC, 3214

Suburb Median Sale Price (Unit)

\$405,500

01 April 2023 to 31 March 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



4/24-26 MERLIN CRES, CORIO, VIC 3214

 2  1  1

Sale Price

***\$390,000**

Sale Date: 04/04/2024

Distance from Property: 140m



1/94 BACCHUS MARSH RD, CORIO, VIC 3214

 2  1  1

Sale Price

\$440,000

Sale Date: 16/06/2023

Distance from Property: 720m



2/18 CLAVUS RD, CORIO, VIC 3214

 2  1  1

Sale Price

\$440,000

Sale Date: 15/03/2024

Distance from Property: 548m



This report has been compiled on 04/06/2024 by Harcourts North Geelong. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

3/49 MERLIN CRESCENT, CORIO, VIC 3214

Indicative selling price

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

Price Range:

\$389,000 to \$427,000

Median sale price

Median price

\$405,500

Property type

Unit


Suburb

CORIO

Period

01 April 2023 to 31 March 2024

Source



Comparable property sales

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
4/24-26 MERLIN CRES, CORIO, VIC 3214	*\$390,000	04/04/2024
1/94 BACCHUS MARSH RD, CORIO, VIC 3214	\$440,000	16/06/2023
2/18 CLAVUS RD, CORIO, VIC 3214	\$440,000	15/03/2024

This Statement of Information was prepared on: 04/06/2024