

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

223 COMMERCIAL ROAD KOROIT VIC 3282

Indicative selling price

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

Single Price

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,450

Property type

House

Suburb

Koroit

Period-from

01 May 2023

to

30 Apr 2024

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

20 ANZAC AVENUE KOROIT VIC 3282	-	23-Feb-23
11 LANGLEY STREET WARRNAMBOOL VIC 3280	\$450,000	13-Jan-23
21 LANGLEY STREET WARRNAMBOOL VIC 3280	\$438,000	05-Jul-23

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: 24 May 2024



20 ANZAC AVENUE KOROIT VIC 3282

2 1 1

Sold Price

- Sold Date **23-Feb-23**

Distance **1.7km**



11 LANGLEY STREET WARRNAMBOOL VIC 3280

2 1 1

Sold Price

\$450,000 Sold Date **13-Jan-23**

Distance **11.79km**



21 LANGLEY STREET WARRNAMBOOL VIC 3280

2 1 1

Sold Price

\$438,000 Sold Date **05-Jul-23**

Distance **11.82km**

RS = Recent sale

UN = Undisclosed Sale

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