McGrath



STATEMENT OF INFORMATION

158 MATTHEWS ROAD, CORIO, VIC 3214 PREPARED BY MOLLIE CHANDLER, MCGRATH GEELONG | NEWTOWN

McGrath

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



158 MATTHEWS ROAD, CORIO, VIC 3214 🛛 📇 - 🛛 🔄 -**-**

Indicative Selling Price

CORIO, VIC, 3214

01 April 2024 to 31 March 2025

Suburb Median Sale Price (House)

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

Price Range:

\$490,000

\$1,000,000 to \$1,100,000

Provided by: Mollie Chandler, McGrath Geelong | Newtown

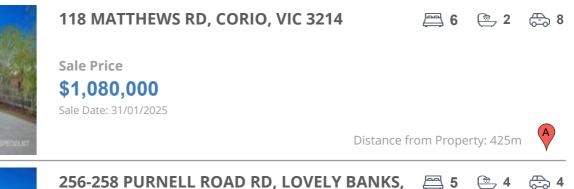
Provided by: pricefinder

MEDIAN SALE PRICE



COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.





256-258 PURNELL ROAD RD, LOVELY BANKS, 🛛 📇 5 **4**

Sale Price \$1,000,000 Sale Date: 08/03/2025

Distance from Property: 568m

This report has been compiled on 28/05/2025 by McGrath Geelong | Newtown. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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

Sections 47AF of the Estate Agents Act 1980

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 the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

158 MATTHEWS ROAD, CORIO, VIC 3214

Indicative selling price

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

Price Range:

\$1,000,000 to \$1,100,000

Median sale price

Median price	\$490,000	Property type	House	Suburb	CORIO
Period	01 April 2024 to 31 March 2025		Source	pricefinder	

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
118 MATTHEWS RD, CORIO, VIC 3214	\$1,080,000	31/01/2025
256-258 PURNELL ROAD RD, LOVELY BANKS, VIC 3213	\$1,000,000	08/03/2025

This Statement of Information was prepared on: 2

28/05/2025

