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	522 Corangamite Lake Road, Cororooke Vic 3254
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$350,000

Median sale price

Median price	\$245,000	Pro	perty Type	House		Suburb	Cororooke
Period - From	29/05/2019	to	28/05/2020		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

Add	dress of comparable property	Price	Date of sale
1	405 Corangamite Lake Rd COROROOKE 3254	\$267,000	12/02/2019
2	813 Corangamite Lake Rd CORAGULAC 3249	\$317,000	18/03/2019
3	625 Corangamite Lake Rd COROROOKE 3254	\$385,000	31/01/2019

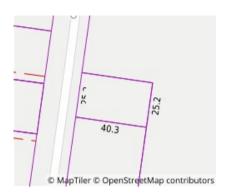
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	29/05/2020 13:59







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Property Type: House (Previously Occupied - Detached) **Land Size:** 1012 sqm approx

Agent Comments

Indicative Selling Price \$350,000

Median House Price

29/05/2019 - 28/05/2020: \$245,000

Comparable Properties



405 Corangamite Lake Rd COROROOKE 3254

(VG)

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Price: \$267,000 Method: Sale Date: 12/02/2019

Property Type: House (Res) **Land Size:** 1750 sqm approx



813 Corangamite Lake Rd CORAGULAC 3249

(REI/VG)



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Price: \$317,000 Method: Private Sale Date: 18/03/2019 Property Type: House Land Size: 1745 sgm approx



625 Corangamite Lake Rd COROROOKE 3254

(VG)

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Price: \$385,000 Method: Sale Date: 31/01/2019

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4046 sqm approx

Account - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160





Agent Comments

Agent Comments

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