

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 or
locality and postcode

522 Corangamite Lake Road, Cororooke Vic 3254

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

Property 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	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 comparable properties 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



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) Agent Comments



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) Agent Comments



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



625 Corangamite Lake Rd COROROOKE 3254 (VG) Agent Comments



Price: \$385,000
Method: Sale
Date: 31/01/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4046 sqm approx