

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

8/11-17 HOWITT AVENUE CORIO VIC 3214

Indicative selling price

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

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,500

Property type

Unit

Suburb

Corio

Period-from

01 Jun 2024

to

31 May 2025

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

3/11-17 HOWITT AVENUE CORIO VIC 3214	\$325,000	14-Apr-25
1/14 FIONA AVENUE CORIO VIC 3214	\$300,000	02-Jul-24
5/180 COX ROAD LOVELY BANKS VIC 3213	\$328,000	28-Mar-25

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: 12 June 2025



**3/11-17 HOWITT AVENUE CORIO
VIC 3214**

Sold Price

\$325,000

Sold Date

14-Apr-25

2

1

1

Distance

0km



**1/14 FIONA AVENUE CORIO VIC
3214**

Sold Price

\$300,000

Sold Date

02-Jul-24

1

1

1

Distance

0.78km



**5/180 COX ROAD LOVELY BANKS
VIC 3213**

Sold Price

\$328,000

Sold Date

28-Mar-25

1

1

1

Distance

3.63km

RS = Recent sale

UN = Undisclosed Sale

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