

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

1/49 MERLIN CRESCENT 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

\$390,000

Property type

Unit

Suburb

Corio

Period-from

01 Feb 2023

to

31 Jan 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

3/78 PLANTATION ROAD CORIO VIC 3214	\$305,000	20-Oct-23
1/30 MCKINLEY AVENUE CORIO VIC 3214	\$290,000	27-Jan-23
1/1 ATAMI CRESCENT CORIO VIC 3214	\$280,000	25-May-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: 01 February 2024

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**3/78 PLANTATION ROAD CORIO
VIC 3214**

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Sold Price

RS

\$305,000

Sold Date

20-Oct-23

Distance

0.94km**1/30 MCKINLEY AVENUE CORIO
VIC 3214**

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Sold Price

\$290,000

Sold Date

27-Jan-23

Distance

1.52km**1/1 ATAMI CRESCENT CORIO VIC
3214**

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Sold Price

\$280,000

Sold Date

25-May-23

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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