

## 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 IOWA STREET CORIO VIC 3214

### Indicative selling price

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

Single Price

or range  
between

\$499,000

&

\$548,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Corio

Period-from

01 Mar 2023

to

29 Feb 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

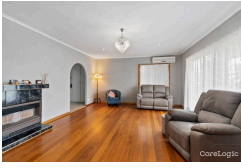
Date of sale

33 GEORGIA GROVE CORIO VIC 3214	\$472,000	30-Nov-23
42 COX ROAD CORIO VIC 3214	\$506,000	08-May-23
5 ONTARIO AVENUE CORIO VIC 3214	\$525,000	19-Mar-24

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: 28 March 2024



**33 GEORGIA GROVE CORIO VIC 3214**

Sold Price **\$472,000** Sold Date **30-Nov-23**

4 2 2

Distance **0.05km**

**release**  
PROPERTY MANAGEMENT

REGISTER TO INSPECT

Register your details to instantly receive your updates on new listings and price reductions.  
Email: [marissamaroulis@mcgrath.com.au](mailto:marissamaroulis@mcgrath.com.au)  
Tel: 05 5282 4351

**42 COX ROAD CORIO VIC 3214**

Sold Price **\$506,000** Sold Date **08-May-23**

3 1 1

Distance **0.19km**



**5 ONTARIO AVENUE CORIO VIC 3214**

Sold Price <sup>RS</sup> **\$525,000** Sold Date **19-Mar-24**

3 1 1

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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