

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 Loddon Street, Corio, VIC 3214

Indicative selling price

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

Single price

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 or range between

\$509,000

 &

\$559,000

Median sale price

Median price

\$ 480,000

 Property type

House

 Suburb

CORIO

Period - From

24/04/2023

 to

23/04/2024

 Source

core_logic

Comparable property sales

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 eighteen months.

Address of comparable property	Price	Date of sale
1 5 Colt Court Corio Vic 3214	\$530,000	2024-03-22
2 10 Vermont Avenue Corio Vic 3214	\$525,000	2024-02-18
3 4 Hancock Court Corio Vic 3214	\$540,000	2024-04-05

This Statement of Information was prepared on:

24/04/2024

