

# 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
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$380,000 or range between &

### Median sale price

Median price \$504,000 Property type House Suburb CORIO

Period - From 07/11/2022 to 06/11/2023 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
1 152 Fairbairn Drive Corio Vic 3214	\$380,000	2023-05-18
2 74 Princess Road Corio Vic 3214	\$385,000	2023-10-24
3		

This Statement of Information was prepared on: 07/11/2023

