

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

12 JUNIPER COURT 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,375

Property type

House

Suburb

Corio

Period-from

01 Sep 2022

to

31 Aug 2023

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

42 COX ROAD CORIO VIC 3214	\$506,000	08-May-23
15 PEACOCK AVENUE NORLANE VIC 3214	\$510,000	29-May-23
8 WASHINGTON STREET CORIO VIC 3214	\$527,000	15-Jun-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: 04 September 2023



42 COX ROAD CORIO VIC 3214

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

3 1 1

Distance **2.74km**



**15 PEACOCK AVENUE NORLANE
VIC 3214**

Sold Price **\$510,000** Sold Date **29-May-23**

3 1 1

Distance **4.01km**



**8 WASHINGTON STREET CORIO
VIC 3214**

Sold Price **\$527,000** Sold Date **15-Jun-23**

3 1 1

Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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