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

16 FIONA AVENUE 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	\$480,000	&	\$528,000
Single Frice	between	φ4ου,υυυ	α	φ520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$485,000	Prop	erty type	House		Suburb	Corio
Period-from	01 Jan 2023	to	31 Dec 2	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
12 ROSEMARY AVENUE CORIO VIC 3214	\$485,000	08-Sep-23
41 HENDY STREET CORIO VIC 3214	\$505,000	19-Jan-23
40 DONAX ROAD CORIO VIC 3214	\$500,000	20-Sep-22

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: 19 January 2024





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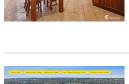


12 ROSEMARY AVENUE CORIO VIC Sold Price 3214

\$485,000 Sold Date **08-Sep-23**

Distance

0.05km



41 HENDY STREET CORIO VIC 3214 Sold Price

\$505,000 Sold Date 19-Jan-23

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Distance

0.2km



40 DONAX ROAD CORIO VIC 3214 Sold Price

\$500,000 Sold Date 20-Sep-22

Distance

0.2km

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RS = Recent sale

UN = Undisclosed Sale

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