

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

176 PRINCESS ROAD 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 \$649,000 & \$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
3 HIBBERTIA COURT CORIO VIC 3214	\$695,000	16-Aug-22
9 STEN COURT CORIO VIC 3214	\$655,000	08-Jun-22
41 NORTHWATTLE CRESCENT CORIO VIC 3214	\$670,000	29-May-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: 12 April 2024

**3 HIBBERTIA COURT CORIO VIC 3214**

3 2 2

Sold Price **\$695,000** Sold Date **16-Aug-22**Distance **1.31km****9 STEN COURT CORIO VIC 3214**

3 2 2

Sold Price **\$655,000** Sold Date **08-Jun-22**Distance **0.21km****41 NORTHWATTLE CRESCENT CORIO VIC 3214**

4 2 2

Sold Price **\$670,000** Sold Date **29-May-23**Distance **2.37km**

RS = Recent sale UN = Undisclosed Sale

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