

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

180 MATTHEWS 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

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Corio

Period-from

01 Mar 2023

to

29 Feb 2024

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

63-71 HAUGH STREET LOVELY BANKS VIC 3213	\$1,125,000	23-Jan-24
40 MCNEILL COURT LARA VIC 3212	\$1,460,000	20-Mar-24
57 THE ESPLANADE NORTH SHORE VIC 3214	\$1,301,000	05-Aug-23

OR

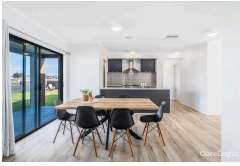
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 27 March 2024

Kate Brennan

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**63-71 HAUGH STREET LOVELY BANKS VIC 3213**

Sold Price

RS

\$1,125,000

Sold Date

23-Jan-24

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Distance

2.43km**40 MCNEILL COURT LARA VIC 3212**

Sold Price

RS

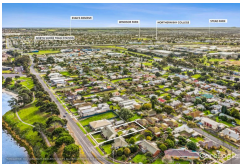
\$1,460,000

Sold Date

20-Mar-24

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Distance

3.09km**57 THE ESPLANADE NORTH SHORE VIC 3214**

Sold Price

\$1,301,000

Sold Date

05-Aug-23

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Distance

5km

RS = Recent sale

UN = Undisclosed Sale

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