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

2 DURHAM COURT CORIO VIC 3214

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	5480 000	&	\$520,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$515,000	Property type	House	Suburb	Corio			

30 Jun 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2022

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.

to

Address of comparable property	Price	Date of sale
33 CAITHNESS CRESCENT CORIO VIC 3214	\$485,000	03-Feb-22
14 DORSET COURT CORIO VIC 3214	\$452,500	02-Jun-23
13 DORSET COURT CORIO VIC 3214	\$525,000	18-Apr-22

OR

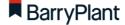
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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consumer.vic.gov.au



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 33 CAITHNESS CRESCENT CORIO VIC 3214			Sold Price	\$485,000	Sold Date	03-Feb-22
■ 3 ▲ 1 ⇔ 2		⇔ 2			Distance	0.03km



/	14 DOR	SET CO	URT CORIO VIC 3214	4 Sold Price	^{RS} \$452,500	Sold Date	02-Jun-23
90	▤ 3	1	ç, 2			Distance	0.13km



13 DOR	SET CO	URT COR	IO VIC 3214	Sold Price	\$525,000	Sold Date	18-Apr-22
 3	ھ 1	⇔ 1				Distance	0.13km

RS = Recent sale UN = Undisclosed Sale

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