

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb or locality and postcode

21 Harding Street Corio

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 \$450,000 & \$460,000

Median sale price

Median price \$481,000 Property type House Suburb Corio

Period - From 09/10/2022 to 09/11/2023 Source Realestate.com.au

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
57 Glenelg Avenue, Corio	\$460,000	28 Aug 2023
14 Dorset Court Corio	\$452,500	02 Jun 2023
1 Kyeamba Court, Corio	\$456,000	10 Aug 2023

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: 09/11/2023

Comparables from REA 9.11.2023

RayWhite Matthew Wade-Taylor



\$460,000

57 Glenelg Avenue, Corio
3 3 1 2 603m² | House
Sold on 28 Aug 2023


RayWhite Tori Freeman



\$452,500

14 Dorset Court, Corio
3 3 1 2 619m² | House
Sold on 02 Jun 2023

BARRYPLANT Charl Emirzade



\$456,000

1 Kyeamba Court, Corio
3 3 1 2 609m² | House
Sold on 10 Aug 2023

Market insights for Corio buyers

The median sale price in Corio is **\$481,000**. Find out more on the latest property trends for the area to help you understand the local market before you buy.

Corio house data snapshot

The median house price in Corio is **\$486,000** based on 191 sales in the past 12 months—that's a decrease of 7%. Buyer demand has decreased by 1% in the same period.

Bedrooms	Median price	Sold
2 bedrooms	\$456,000	18
3 bedrooms	\$480,000	143
4 bedrooms	\$560,000	23