

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

26 CARMARTHEN DRIVE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Corio

Period-from

01 May 2023

to

30 Apr 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

177 BACCHUS MARSH ROAD CORIO VIC 3214	\$535,000	18-Apr-23
5 COLT COURT CORIO VIC 3214	\$530,000	07-Mar-24
11-15 KALVER STREET CORIO VIC 3214	\$550,000	28-Feb-24

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: 31 May 2024

**177 BACCHUS MARSH ROAD
CORIO VIC 3214**

3 1 2

Sold Price **\$535,000** Sold Date **18-Apr-23**Distance **0.21km****5 COLT COURT CORIO VIC 3214**

4 1 1

Sold Price **\$530,000** Sold Date **07-Mar-24**Distance **0.26km****11-15 KALVER STREET CORIO VIC
3214**

3 1 -

Sold Price **\$550,000** Sold Date **28-Feb-24**Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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