

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

34 MERLIN CRESCENT 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

House

Suburb

Corio

Period-from

01 Jul 2023

to

30 Jun 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

69 PURNELL ROAD CORIO VIC 3214	\$430,000	04-Jul-24
1 SHARLAND ROAD CORIO VIC 3214	\$401,000	13-Jun-24
11 GOODALL COURT CORIO VIC 3214	\$410,000	26-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: 11 July 2024



**69 PURNELL ROAD CORIO VIC
3214**

3 1 2

Sold Price

^{RS} **\$430,000**

Sold Date

04-Jul-24

Distance

0.68km



**1 SHARLAND ROAD CORIO VIC
3214**

3 1 1

Sold Price

^{RS} **\$401,000**

Sold Date

13-Jun-24

Distance

1.86km



**11 GOODALL COURT CORIO VIC
3214**

2 1 2

Sold Price

\$410,000

Sold Date

26-Feb-24

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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