

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

40 KOSCIUSKO AVENUE 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

\$505,375

Property type

House

Suburb

Corio

Period-from

01 Aug 2022

to

31 Jul 2023

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

17 TORBRECK STREET CORIO VIC 3214	\$510,000	24-Feb-23
47 HENDY STREET CORIO VIC 3214	\$515,000	15-Nov-22
2 CABARITA COURT CORIO VIC 3214	\$525,000	02-Jun-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: 29 August 2023

**17 TORBRECK STREET CORIO VIC 3214**

Sold Price

\$510,000

Sold Date

24-Feb-23

3 1 2

Distance

0.17km**47 HENDY STREET CORIO VIC 3214**

Sold Price

\$515,000

Sold Date

15-Nov-22

3 1 2

Distance

0.25km**2 CABARITA COURT CORIO VIC 3214**

Sold Price

^{RS} **\$525,000**

Sold Date

02-Jun-23

3 1 3

Distance

2.29km**RS** = Recent sale**UN** = Undisclosed Sale

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