

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

50 Carmarthen Drive, Corio, VIC 3214

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$420,000 & \$460,000

Median sale price

Median price \$491,500 Property type House Suburb CORIO

Period - From 19/12/2022 to 18/12/2023 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 17 Cox Road Norlane Vic 3214	\$435,000	2023-07-26
2 83 Purnell Road Corio Vic 3214	\$425,000	2023-08-26
3 259 Princes Highway Corio Vic 3214	\$430,000	2023-09-08

This Statement of Information was prepared on: 19/12/2023