

# 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 or  
locality and postcode

59 Plantation Road, Corio Vic 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$410,000

### Median sale price

Median price \$500,000 Property Type House Suburb Corio

Period - From 01/01/2025 to 31/03/2025 Source REIV

### 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
1	23 Eagle Pde NORLANE 3214	\$380,000	04/04/2025
2	7 Nowra Ct NORLANE 3214	\$402,500	31/03/2025
3	243 Princes Hwy CORIO 3214	\$405,000	22/03/2025

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:

14/05/2025 13:37



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 555 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$380,000 - \$410,000  
**Median House Price**  
March quarter 2025: \$500,000

## Comparable Properties



**23 Eagle Pde NORLANE 3214 (VG)**

**Agent Comments**



**Price:** \$380,000  
**Method:** Sale  
**Date:** 04/04/2025  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx



**7 Nowra Ct NORLANE 3214 (VG)**

**Agent Comments**



**Price:** \$402,500  
**Method:** Sale  
**Date:** 31/03/2025  
**Property Type:** House (Res)  
**Land Size:** 259 sqm approx



**243 Princes Hwy CORIO 3214 (REI)**

**Agent Comments**



**Price:** \$405,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)  
**Land Size:** 738 sqm approx

**Account - Jellis Craig** | P: 03 5222 7325