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

79 ONTARIO	AVENUE	CORIO	VIC 3214
10 0111/110	/	00100	10 0211

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	5400000	&	\$440,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$485,000	Property type	House	Suburb	Corio			

31 Dec 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jan 2023

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.

to

Address of comparable property	Price	Date of sale		
35 DEARBORN PARADE CORIO VIC 3214	\$440,000	07-Jun-23		
25 HARPUR ROAD CORIO VIC 3214	\$460,000	15-Jan-24		
24 TELETA CRESCENT CORIO VIC 3214	\$487,500	23-Nov-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: 23 January 2024



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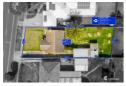


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	35 DEA 3214	RBORN	PARADE CORIO VIC Sold Price	\$440,000	Sold Date	07-Jun-23
Contrast		1	_ධ 2		Distance	0.21km



*\$\$460,000 Sold Date 15-Jan-24 25 HARPUR ROAD CORIO VIC 3214 Sold Price Distance 0.4km 昌 3 1 😓 ຸລ1



24 TEL 3214	ETA CR	ESCENT CORIO VIC	Sold Price	^{RS} \$487,500 ^{UN}	Sold Date	23-Nov-23
่ 🖻 3	1 🖳	⇔ 1			Distance	0.44km

RS = Recent sale UN = Undisclosed Sale

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