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	10 Erica Avenue, Corio VIC 3214

Indicative selling price

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

Range between $580,000 & $620,000

Median sale price

Median price $520,000 Property Type House Suburb Corio

Period - From 26/07/2025 to 25/01/2026 Source Cotality™

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 eighteen 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
9 Somerset Street Corio VIC 3214	$590,000	05/12/2025
15 Corangamite Drive Corio VIC 3214	$600,000	11/11/2025
5 Cabarita Court Corio VIC 3214	$620,000	25/10/2025

This Statement of Information was prepared on: 27/01/2026