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	91 Vermont Avenue, Corio Vic 3214

Indicative selling price

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

Range between $459,000 & $495,000

Median sale price

Median price $522,500 Property Type House Suburb Corio

Period - From 01/04/2022 to 31/03/2023 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	68 Vermont Av CORIO 3214	$530,000	11/11/2022
2	94 Vermont Av CORIO 3214	$470,000	24/01/2023
3	12 Vermont Av CORIO 3214	$470,000	01/08/2022

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: 05/06/2023 15:52

91 Vermont Avenue, Corio Vic 3214

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Property Type:

Agent Comments

Indicative Selling Price
$459,000 - $495,000
Median House Price
Year ending March 2023: $522,500

Comparable Properties



68 Vermont Av CORIO 3214 (REI/VG)

3 1 1

Price: $530,000
Method: Private Sale
Date: 11/11/2022
Property Type: House
Land Size: 539 sqm approx

Agent Comments



94 Vermont Av CORIO 3214 (REI/VG)

3 1 3

Price: $470,000
Method: Private Sale
Date: 24/01/2023
Property Type: House
Land Size: 541 sqm approx

Agent Comments



12 Vermont Av CORIO 3214 (REI/VG)

3 1 1

Price: $470,000
Method: Private Sale
Date: 01/08/2022
Property Type: House (Res)
Land Size: 633 sqm approx

Agent Comments

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