# 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<br>Including suburb and postcode | 2 Buchan Court, Corio VIC 3214 |

## Indicative selling price

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

Range between $540,000 & $570,000

## Median sale price

Median price $485,000 Property Type House Suburb Corio

Period - From 20/07/2024 to 19/01/2025 Source price_finder

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

**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 eighteen months.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 3 Crossley Court Corio VIC | $555,000 | 30/09/2024 |
| 21 Kingsley Drive Corio VIC | $543,000 | 09/12/2024 |
| 4 Ainslie Court Corio VIC | $543,000 | 04/12/2024 |

This Statement of Information was prepared on: 20/01/2025