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	1/31-33 Cranbourne Drive, Corio, VIC 3214

Indicative selling price

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

Range between $400,000 & $430,000

Median sale price

Median price 382,500 Property Type Unit Suburb CORIO

Period - From 07/05/2023 to 06/11/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the 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
1	1/94 Bacchus Marsh Road Corio Vic 3214	$440,000	2023-06-16
2	1/3 Cloverdale Drive Corio Vic 3214	$400,000	2023-07-07
3	2/210 Purnell Road Corio Vic 3214	$382,500	2023-10-18

This Statement of Information was prepared on: 07/11/2024