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	8 Vermont Avenue, Corio VIC 3214

Indicative selling price

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

Range between $420,000 & $460,000

Median sale price

Median price $485,000 Property Type House Suburb Corio

Period - From 02/08/2024 to 01/02/2025 Source price_finder

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

A* 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
12 Snowy Court Corio VIC	$441,000	10/08/2024
65 Sharland Road Corio VIC	$445,000	29/08/2024
43 Purnell Road Corio VIC	$430,000	14/10/2024

This Statement of Information was prepared on: 03/02/2025