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 Erica Avenue, Corio VIC 3214

Indicative selling price

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

Range between $470,000 & $510,000

Median sale price

Median price $490,000 Property Type House Suburb Corio

Period - From 03/10/2024 to 02/04/2025 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 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
3 Snowy Court Corio VIC	$495,000	23/01/2025
13 Moyston Grove Corio VIC	$480,000	20/11/2024
11 Clunies Court Corio VIC	$485,000	09/10/2024

This Statement of Information was prepared on: 04/04/2025

1 Erica Avenue, Corio VIC 3214

3 1 1

Property Type: House
Stew Farrell
52407000
0431 708 964
sfarrell@buxton.com.au
Indicative Selling Price
$470,000 - $510,000
Median House Price
Year ending April 2025: $490,000

Comparable Properties



3 Snowy Court Corio VIC

3 1

Price: $495,000
Date: 23/01/2025
Property Type: House
Land Size: 628 sqm approx



13 Moyston Grove Corio VIC

3 1

Price: $480,000
Date: 20/11/2024
Property Type: House
Land Size: 531 sqm approx



11 Clunies Court Corio VIC

3 1

Price: $485,000
Date: 09/10/2024
Property Type: House
Land Size: 550 sqm approx

Account - Buxton Geelong North | P: 03 5240 7000

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