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	13 CLUNIES COURT CORIO VIC 3214

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$590,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	Property type	House	Suburb	Corio
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
2 ARMALITE COURT CORIO VIC 3214	$590,000	14-Feb-25
54 STREETON CLOSE CORIO VIC 3214	$610,000	13-Dec-24
30 PALEY DRIVE CORIO VIC 3214	$610,000	28-Nov-24

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: 04 April 2025

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2 ARMALITE COURT CORIO VIC 3214

3 2 2

Sold Price RS $590,000 Sold Date 14-Feb-25

Distance 0.93km



54 STREETON CLOSE CORIO VIC 3214

3 2 2

Sold Price $610,000 Sold Date 13-Dec-24

Distance 2.53km



30 PALEY DRIVE CORIO VIC 3214

3 2 2

Sold Price Sold Date 28-Nov-24

Distance 0.85km

RS = Recent sale **UN** = Undisclosed Sale

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