# Harcourts



#### STATEMENT OF INFORMATION

2 EUCALYPT COURT, CORIO, VIC 3214
PREPARED BY MIMI SIMUNIC, HARCOURTS NORTH GEELONG



## Harcourts

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 2 EUCALYPT COURT, CORIO, VIC 3214







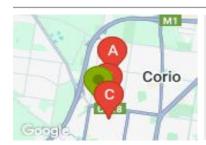
**Indicative Selling Price** 

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

**Price Range:** 

Provided by: Mimi Simunic, Harcourts North Geelong

#### **MEDIAN SALE PRICE**



**CORIO, VIC, 3214** 

**Suburb Median Sale Price (House)** 

\$485,000

01 January 2024 to 31 December 2024

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



#### 2 LEONORA CRT, CORIO, VIC 3214







Sale Price

\$550,000

Sale Date: 11/09/2024

Distance from Property: 892m





23 KANOOKA DR, CORIO, VIC 3214







Sale Price

\$525,000

Sale Date: 08/09/2024

Distance from Property: 239m





9 BARCELONA ST, NORLANE, VIC 3214







**Sale Price** 

\$510,000

Sale Date: 24/08/2024

Distance from Property: 490m



#### Statement of Information

### Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale
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roperty offered for sale							
Including subu	ddress irb and stcode 2 EUCALYPT	d 2 FUCALYPT COURT, CORIO, VIC 3214					
Indicative s	elling price						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Price I	Range:						
Median sale	price						
Median price	\$485,000	Property type	House	Suburb	CORIO		
	01 January 2024 to 31	December					

#### Comparable property sales

2024

Period

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Source

Address of comparable property	Price	Date of sale
2 LEONORA CRT, CORIO, VIC 3214	\$550,000	11/09/2024
23 KANOOKA DR, CORIO, VIC 3214	\$525,000	08/09/2024
9 BARCELONA ST, NORLANE, VIC 3214	\$510,000	24/08/2024

This Statement of Information was prepared on:

13/01/2025

pricefinder

