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

1/94 BACCHUS MARSH ROAD 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 \$420,000 & \$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$400,000	Prop	erty type Unit		Unit	Suburb	Corio
Period-from	01 Feb 2022	to	31 Jan 2	2023	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
4/3-5 DARDELL COURT NORLANE VIC 3214	\$440,000	24-Nov-22
26C TALLIS STREET NORLANE VIC 3214	\$422,000	28-Sep-22
3/18 CLAVUS ROAD CORIO VIC 3214	\$450,000	02-Nov-21

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: 27 February 2023





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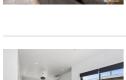
4/3-5 DARDELL COURT NORLANE Sold Price VIC 3214

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\$440,000 Sold Date 24-Nov-22

Distance

1.85km



26C TALLIS STREET NORLANE VIC Sold Price 3214

\$422,000 Sold Date 28-Sep-22

Distance

1.91km



3/18 CLAVUS ROAD CORIO VIC 3214

Sold Price

\$450,000 Sold Date 02-Nov-21

= 2

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₽ 2

\$1

Distance 0.7km

RS = Recent sale

UN = Undisclosed Sale

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