

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 Leonis 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

House

Suburb

Corio

Period-from

01 Oct 2018

to

30 Sep 2019

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

12 Rosemary Avenue Corio VIC 3214	\$380,000	30-Sep-19
16 Clavus Road Corio VIC 3214	\$340,000	08-Aug-19
25 Talpa Crescent Corio VIC 3214	\$350,000	23-Apr-19

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: 20 October 2019



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12 Rosemary Avenue Corio VIC 3214

3 1 2

Sold Price

^{RS}

\$380,000

Sold Date

30-Sep-19

Distance

0.57km



16 Clavus Road Corio VIC 3214

3 1 2

Sold Price

\$340,000

Sold Date

08-Aug-19

Distance

0.91km



25 Talpa Crescent Corio VIC 3214

3 1 2

Sold Price

\$350,000

Sold Date

23-Apr-19

Distance

1.06km



21 Atami Crescent Corio VIC 3214

3 1 2

Sold Price

Sold Date

19-Jun-19

Distance

1.15km



283 Princes Highway Corio VIC 3214

3 1 2

Sold Price

\$360,000

Sold Date

01-Jul-19

Distance

1.26km



48 Canadian Parade Corio VIC 3214

3 1 2

Sold Price

\$300,000

Sold Date

17-May-19

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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5 Dargo Court Corio VIC 3214

Sold Price

\$405,000

Sold Date

06-Jun-19

3

1

2

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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