

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

5 MCSHANE 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

\$290,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

Property type

LAND

Suburb

Corio

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

50 PALEY DRIVE CORIO VIC 3214	\$375,000	17-Apr-25
24 COOLIDGE STREET CORIO VIC 3214	\$300,000	22-Mar-25
23 MCKINLEY AVENUE CORIO VIC 3214	\$300,000	22-Mar-25

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: 14 January 2026



50 PALEY DRIVE CORIO VIC 3214 Sold Price **\$375,000** Sold Date **17-Apr-25**

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Distance **2.62km**



24 COOLIDGE STREET CORIO VIC 3214 Sold Price **\$300,000** Sold Date **22-Mar-25**

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Distance **0.42km**



23 MCKINLEY AVENUE CORIO VIC 3214 Sold Price

Sold Date **22-Mar-25**

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Distance **0.08km**

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

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