



**MAYFIELD**  
real estate

# **STATEMENT OF INFORMATION**

267 PRINCES HIGHWAY, CORIO, VIC 3214

PREPARED BY TIFFANY THOMAS, MAYFIELD REAL ESTATE, PHONE: 0401350790



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**267 PRINCES HIGHWAY, CORIO, VIC 3214** 2 1 1

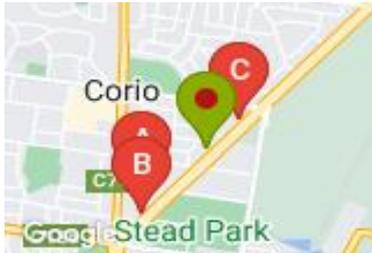
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **460,000 to 480,000**

Provided by: Tiffany Thomas, Mayfield Real Estate

## MEDIAN SALE PRICE



### CORIO, VIC, 3214

Suburb Median Sale Price (House)

**\$523,750**

01 January 2022 to 30 June 2022

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 agent's representative considers to be most comparable to the property for sale.



**6 ONTARIO AVE, CORIO, VIC 3214** 2 1 1

Sale Price

**\$500,000**

Sale Date: 29/05/2022

Distance from Property: 508m



**193 PRINCES HWY, CORIO, VIC 3214** 2 - -

Sale Price

**\$452,300**

Sale Date: 17/12/2021

Distance from Property: 625m



**303 PRINCES HWY, CORIO, VIC 3214** 3 1 2

Sale Price

**\$450,000**

Sale Date: 07/06/2022

Distance from Property: 289m

This report has been compiled on 09/09/2022 by Mayfield Real Estate. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**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](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

267 PRINCES HIGHWAY, CORIO, VIC 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

460,000 to 480,000

### Median sale price

Median price

\$523,750

Property type

House

Suburb

CORIO

Period

01 January 2022 to 30 June 2022

Source

pricfinder

### Comparable property sales

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

6 ONTARIO AVE, CORIO, VIC 3214	\$500,000	29/05/2022
193 PRINCES HWY, CORIO, VIC 3214	\$452,300	17/12/2021
303 PRINCES HWY, CORIO, VIC 3214	\$450,000	07/06/2022

This Statement of Information was prepared on:

09/09/2022