

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

2/52 CANADIAN PARADE 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

\$505,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,500

Property type

Unit

Suburb

Corio

Period-from

01 Sep 2024

to

31 Aug 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

15A CABERNET ROAD CORIO VIC 3214	\$510,000	29-May-25
48 NAVIGATOR DRIVE CORIO VIC 3214	\$500,000	20-Dec-24
66 NAVIGATOR DRIVE CORIO VIC 3214	\$500,000	30-Jan-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: 03 September 2025



15A CABERNET ROAD CORIO VIC 3214

Sold Price

\$510,000

Sold Date

29-May-25

 3

 2

 2

Distance

1.28km



48 NAVIGATOR DRIVE CORIO VIC 3214

Sold Price

\$500,000

Sold Date

20-Dec-24

 3

 2

 1

Distance

1.14km



66 NAVIGATOR DRIVE CORIO VIC 3214

Sold Price

Sold Date

30-Jan-25

 3

 2

 1

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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