

## 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

148 PLANTATION ROAD CORIO VIC 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$663,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Corio

Period-from

01 Oct 2024

to

30 Sep 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

9 PAGE STREET NORLANE VIC 3214	675000	25-Feb-25
176 PRINCESS ROAD CORIO VIC 3214	675000	28-Jun-25
9 CUDGEE COURT CORIO VIC 3214	720000	04-Aug-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: 23 October 2025

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### Harcourts Property Inspection Policy

Inspections are following all government recommendations to ensure you continue to provide vital support to our clients and the community, while keeping people safe during COVID-19. Please call to arrange a private inspection or a video inspection with our agent.

- All inspections will now be done by video inspection only. We will make all our agents and staff wear face masks and gloves at all times.
- We have a socially distanced team for property inspections. We will ensure that all agents and staff are socially distanced from each other at all times.
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We thank you for your co-operation and understanding. Please don't hesitate to speak with our team if you have any further questions.

## 9 PAGE STREET NORLANE VIC 3214

Sold Price **675000** Sold Date **25-Feb-25**

3 2 6

Distance **2.79km**



## 176 PRINCESS ROAD CORIO VIC 3214

Sold Price Sold Date **28-Jun-25**

3 2 6

Distance **0.95km**



## 9 CUDGEE COURT CORIO VIC 3214

Sold Price **720000** Sold Date **04-Aug-25**

3 2 6

Distance **1.63km**

RS = Recent sale UN = Undisclosed Sale

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