

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 or
locality and postcode

18 Talona Crescent, Corio Vic 3214

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$355,000 & \$365,000

Median sale price

Median price \$400,000 Property Type House Suburb Corio

Period - From 01/07/2020 to 30/09/2020 Source REIV

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
1	59 Purnell Rd CORIO 3214	\$375,000	15/01/2020
2	347 Princes Hwy CORIO 3214	\$372,500	11/07/2020
3	27 Teleta Cr CORIO 3214	\$372,000	10/12/2019

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:

23/12/2020 15:22



Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price

\$355,000 - \$365,000

Median House Price

September quarter 2020: \$400,000

Comparable Properties

59 Purnell Rd CORIO 3214 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 15/01/2020

Property Type: House (Res)

Land Size: 612 sqm approx



347 Princes Hwy CORIO 3214 (VG)

Agent Comments



Price: \$372,500

Method: Sale

Date: 11/07/2020

Property Type: House (Res)

Land Size: 557 sqm approx



27 Teleta Cr CORIO 3214 (REI/VG)

Agent Comments



Price: \$372,000

Method: Private Sale

Date: 10/12/2019

Property Type: House

Land Size: 631 sqm approx