

# 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

22 Kalver Street, Corio Vic 3214

### Indicative selling price

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

Range between \$495,000

&

\$544,500

### Median sale price

Median price \$550,000

Property Type House

Suburb Corio

Period - From 01/04/2022

to 30/06/2022

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	25 Talpa Cr CORIO 3214	\$550,000	05/06/2022
2	8 Kalver St CORIO 3214	\$522,500	23/03/2022
3	18 Kalver St CORIO 3214	\$499,000	30/09/2021

**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:

15/09/2022 12:37



**Property Type:**

Agent Comments

## Comparable Properties



**25 Talpa Cr CORIO 3214 (REI/VG)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 05/06/2022

**Property Type:** House

**Land Size:** 695 sqm approx



**8 Kalver St CORIO 3214 (REI/VG)**

Agent Comments



**Price:** \$522,500

**Method:** Private Sale

**Date:** 23/03/2022

**Property Type:** House

**Land Size:** 567 sqm approx



**18 Kalver St CORIO 3214 (VG)**

Agent Comments



**Price:** \$499,000

**Method:** Sale

**Date:** 30/09/2021

**Property Type:** House (Res)

**Land Size:** 591 sqm approx