Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	99 Purnell Road, Corio VIC 3214

Indicative selling price

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

Single price	$495,000

Median sale price

Median price	$485,000	Property Type	House	Suburb	Corio
Period - From	07/07/2024	to	06/01/2025	Source	core_logic

Comparable property sales (*Delete A or B below as applicable)

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
12 Stonehaven Road Norlane VIC 3214	$490,000	11/19/2024
11 Clunies Court Corio VIC 3214	$485,000	11/14/2024
24 Harding Street Corio VIC 3214	$490,000	11/11/2024

This Statement of Information was prepared on: 07/01/2025