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	22 Talona Crescent, Corio VIC 3214

Indicative selling price

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

Range between $340,000 & $370,000

Median sale price

Median price $485,000 Property Type House Suburb Corio

Period - From 23/07/2024 to 22/01/2025 Source price_finder

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 five kilometres of the property for sale in the last eighteen months.

Address of comparable property	Price	Date of sale
19 Gull Street Norlane VIC	$320,000	19/12/2024
10b Harpur Road Corio VIC	$342,000	31/10/2024
34 Bellbird Avenue Norlane VIC	$330,000	09/01/2025

This Statement of Information was prepared on: 23/01/2025