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	134 Princess Road, Corio VIC 3214

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $490,000 Property Type House Suburb Corio

Period - From 13/11/2024 to 12/05/2025 Source price_finder

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
21 Curlew Crescent Norlane VIC	$550,000	23/01/2025
2 Buchan Court Corio VIC	$540,000	31/01/2025
3 Banff Court Corio VIC	$520,000	11/01/2025

This Statement of Information was prepared on: 13/05/2025