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	1 Appleton Road, Corio VIC 3214

Indicative selling price

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

Range between $560,000 & $600,000

Median sale price

Median price $495,000 Property Type House Suburb Corio

Period - From 21/02/2025 to 20/08/2025 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
39 Epsom Road Corio VIC	$570,000	19/07/2025
3 Wolsey Court Corio VIC	$560,000	29/07/2025
42 Kingsley Drive Corio VIC	$562,000	22/05/2025

This Statement of Information was prepared on: 22/08/2025