

## Statement of information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address: 46 Talona Crescent, Corio VIC 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price N/A or range between \$350,000 & \$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$347,750 \*House  \*Unit  Suburb Corio

Period -From July '17 to July '18 Source Realestate.com.au

### 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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
14 Granault Parade, Corio VIC 3214	\$361,000	21/6/2018
1 Beech Court, Corio VIC 3214	\$350,000	21/2/2018
152 Fairbairn Drive, Corio VIC 3214	\$365,000	28/2/2018

### 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.