

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

15 Kelpie Boulevard Curlewis VIC 3222

Indicative selling price

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

Single Price

\$489,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Curlewis

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

35 Northsun Road Curlewis VIC 3222	\$500,000	29-Aug-19
82 Coriyule Road Curlewis VIC 3222	\$515,000	05-Sep-19
12 Coriyule Road Curlewis VIC 3222	\$495,000	01-Jul-19

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.~~

This Statement of Information was prepared on: 21 February 2020



35 Northsun Road Curlewis VIC 3222

Sold Price

\$500,000

Sold Date

29-Aug-19



4



2



2

Distance

0.68km



82 Coriyule Road Curlewis VIC 3222

Sold Price

\$515,000

Sold Date

05-Sep-19



4



2



2

Distance

0.54km



12 Coriyule Road Curlewis VIC 3222

Sold Price

\$495,000

Sold Date

01-Jul-19



3



2



2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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