

# STATEMENT OF INFORMATION

6 PLOUGH DRIVE, CURLEWIS, VIC 3222

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 PLOUGH DRIVE, CURLEWIS, VIC 3222**

 3  2  2

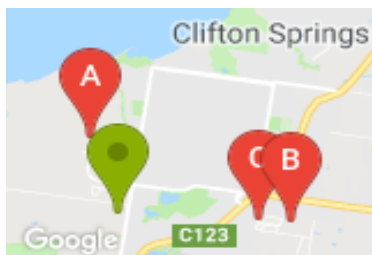
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$440,000 to \$460,000**

Provided by: Eliza Novak, The Trustee for Pavilion Property Group Pty Ltd

## MEDIAN SALE PRICE



**CURLEWIS, VIC, 3222**

Suburb Median Sale Price (House)

**\$457,500**

01 April 2018 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**15 LOVE ST, CURLEWIS, VIC 3222**

 3  2  2

Sale Price

**\$465,000**

Sale Date: 25/01/2018

Distance from Property: 1.1km



**17 NEWFIELDS DR, DRYSDALE, VIC 3222**

 3  2  2

Sale Price

**\$450,000**

Sale Date: 19/10/2017

Distance from Property: 2.3km



**16 SERENE TCE, DRYSDALE, VIC 3222**

 4  2  2

Sale Price

**\$440,000**

Sale Date: 20/01/2018

Distance from Property: 1.8km



This report has been compiled on 18/07/2018 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

6 PLOUGH DRIVE, CURLEWIS, VIC 3222

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$440,000 to \$460,000

Median sale price

Median price

\$457,500

House

X

Unit


Suburb

CURLEWIS

Period

01 April 2018 to 30 June 2018

Source



Comparable property sales

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
15 LOVE ST, CURLEWIS, VIC 3222	\$465,000	25/01/2018
17 NEWFIELDS DR, DRYSDALE, VIC 3222	\$450,000	19/10/2017
16 SERENE TCE, DRYSDALE, VIC 3222	\$440,000	20/01/2018