

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 or
locality and postcode

4 Appleby Street, Curlewis Vic 3222

Indicative selling price

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

Single price

\$999,000

Median sale price

Median price

\$715,000

Property Type

House

Suburb

Curlewis

Period - From

04/08/2021

to

03/08/2022

Source

REIV

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
1	6 Andale Av CURLEWIS 3222	\$999,000	28/06/2021
2	14 Andale Av CURLEWIS 3222	\$995,000	18/02/2021
3	1 Zen La CURLEWIS 3222	\$970,000	11/04/2022

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:

04/08/2022 14:51



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Property Type: House
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$999,000
Median House Price
04/08/2021 - 03/08/2022: \$715,000

Comparable Properties

6 Andale Av CURLEWIS 3222 (VG)

Agent Comments

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Price: \$999,000
Method: Sale
Date: 28/06/2021
Property Type: House (Res)
Land Size: 580 sqm approx

14 Andale Av CURLEWIS 3222 (VG)

Agent Comments

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Price: \$995,000
Method: Sale
Date: 18/02/2021
Property Type: House (Res)
Land Size: 512 sqm approx



1 Zen La CURLEWIS 3222 (REI/VG)

Agent Comments

4 2 2

Price: \$970,000
Method: Private Sale
Date: 11/04/2022
Property Type: House
Land Size: 416 sqm approx