# 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	For	the	meaning	of this	price see	consumer.	vic.gov.	au/under	quoting	
--	-----	-----	---------	---------	-----------	-----------	----------	----------	---------	--

Single price \$999,000

#### Median sale price

Median price	\$715,000	Pro	perty Type Hou	ISE		Suburb	Curlewis
Period - From	04/08/2021	to	03/08/2022	Sou	urce	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.

Ade	dress 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.

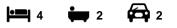
This Statement of Information was prepared on:

04/08/2022 14:51









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**





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

14 Andale Av CURLEWIS 3222 (VG)

Agent Comments

Agent Comments



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)



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

# Account - Little Real Estate | P: 07 3037 0255



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.