

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

5 Stanley Avenue, Curlewis Victoria 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 \$* or range between \$280,000 & \$320,000

Median sale price

Median price \$548,000 Property type LAND Suburb Curlewis

Period - From Sept 2019 to Sept 2020 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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 9 Morris Street Curlewis	\$320,000	31.07.2020
2. 55 Capstan Crescent Curlewis	\$280,000	17.07.2020
3. 22 Mayvale Avenue Curlewis	\$300,000	07.06.2020

This Statement of Information was prepared on: 14th October 2020