

## 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 or  
locality and postcode

14 You Yangs Avenue, Curlewis

### Indicative selling price

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

Single price

\$

or range between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$410,000

\*House

X

\*Unit

Suburb  
or locality

Curlewis

Period - From

18/11/17

to

18/02/18

Source

Realestate.com.au

### Comparable property sales

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. 33 Anstead Avenue, Curlewis	\$590,000	23/10/17
2. 23 Creekside Drive, Curlewis	\$550,000	08/08/17
3. 5 Centennial Boulevard, Curlewis	\$590,000	23/05/16