

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 and
postcode

28 PLOUGH DRIVE CURLEWIS VIC 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Curlewis

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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

36 APPLEBY STREET CURLEWIS VIC 3222	\$645,000	17-Oct-22
17 VIEW BELLA ROAD CURLEWIS VIC 3222	\$630,000	12-Nov-22
18 BAYBROOK AVENUE CURLEWIS VIC 3222	\$653,500	14-Oct-22

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: 01 March 2023

**36 APPLEBY STREET CURLEWIS
VIC 3222**

4 2 2

Sold Price

\$645,000

Sold Date

17-Oct-22

Distance

0.42km**17 VIEW BELLA ROAD CURLEWIS
VIC 3222**

4 2 2

Sold Price

\$630,000

Sold Date

12-Nov-22

Distance

0.68km**18 BAYBROOK AVENUE CURLEWIS
VIC 3222**

4 2 2

Sold Price

\$653,500

Sold Date

14-Oct-22

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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