

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property address: Lot 906 / 77 Oceana Drive, Curlewis VIC 3217

Indicative selling price:

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

*Delete single price or range as applicable

Single Price \$275,000 or range between &

Median sale price:

(*Delete house or unit as applicable)

Median Price \$530,000 House Suburb or locality Curlewis

Period - From January 2018 to October 2018 Source Pricefinder

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 SALES
29 Yosemite Avenue, Curlewis	\$259,000	23/07/2018
12 Bowline Place, Curlewis	\$310,000	23/05/2018

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