

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

37 Capstan Crescent, 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 \$850,000 & \$935,000

Median sale price

Median price \$735,000 Property type House Suburb Curlewis

Period - From October 2022 to December 2022 Source 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.

Address of comparable property	Price	Date of sale
1 48 Elandi Street, Curlewis Vic 3222	\$1,200,000	20/01/2022
2 139 Oceania Drive, Curlewis Vic 3222	\$1,085,000	21/01/2022
3 147 Oceania Drive, Curlewis Vic 3222	\$1,330,000	09/12/2022

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: 13.04.2023