

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

5 Fairwind Street 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

\$489,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Land

Suburb

Curlewis

Period-from

01 Nov 2020

to

31 Oct 2021

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

10-14 Bennett Street Drysdale VIC 3222	\$467,500	12-Sep-21
26 Gange Place Clifton Springs VIC 3222	\$450,000	20-Aug-21
18 Woodela Avenue Curlewis VIC 3222	\$440,000	06-Apr-21

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.~~

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10-14 Bennett Street Drysdale VIC
3222

Sold Price

\$467,500

Sold Date

12-Sep-21

 -  -  -

Distance

2.45km



**26 Gange Place Clifton Springs VIC
3222**

Sold Price

\$450,000

Sold Date

20-Aug-21

Distance

3.17km



18 Woodela Avenue Curlewis VIC
3222

Sold Price

\$440,000

Sold Date

06-Apr-21



Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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