



STATEMENT OF INFORMATION

33 CREEKSIDE DRIVE, CURLEWIS, VIC 3222

PREPARED BY GRAHAM SCANLON, FRUIT PROPERTY GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 CREEKSIDE DRIVE, CURLEWIS, VIC

 4  2  2

Indicative Selling Price

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

Price Range: 550,000 to 580,000

Provided by: Graham Scanlon, Fruit Property Geelong

MEDIAN SALE PRICE



CURLEWIS, VIC, 3222

Suburb Median Sale Price (House)

\$430,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



14 CARAPOOKA AVE, CLIFTON SPRINGS, VIC

 4  2  5

Sale Price

***\$600,000**

Sale Date: 13/12/2017

Distance from Property: 1.1km



39 BEACH VISTA DR, CURLEWIS, VIC 3222

 4  2  2

Sale Price

\$690,000

Sale Date: 13/12/2017

Distance from Property: 1.2km



6 KELPIE BVD, CURLEWIS, VIC 3222

 4  2  2

Sale Price

***\$490,000**

Sale Date: 23/01/2018

Distance from Property: 647m



This report has been compiled on 02/02/2018 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 and
postcode

33 CREEKSIDE DRIVE, CURLEWIS, VIC 3222

Indicative selling price

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Price Range:

550,000 to 580,000

Median sale price

Median price

\$430,000

House

X

Unit


Suburb

CURLEWIS

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
14 CARAPOOKA AVE, CLIFTON SPRINGS, VIC 3222	*\$600,000	13/12/2017
39 BEACH VISTA DR, CURLEWIS, VIC 3222	\$690,000	13/12/2017
6 KELPIE BVD, CURLEWIS, VIC 3222	*\$490,000	23/01/2018