

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 MEADOW DRIVE, CURLEWIS, VIC 3222**

4 2 2

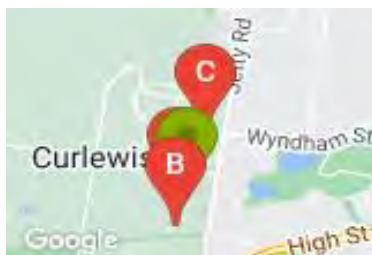
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$800,000 - \$839,000**

Provided by: Ross Parke, Villarosa Real Estate

### MEDIAN SALE PRICE



**CURLEWIS, VIC, 3222**

Suburb Median Sale Price (House)

**\$720,000**

01 July 2021 to 30 June 2022

Provided by: pricefinder

### 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.



**15 MEADOW DR, CURLEWIS, VIC 3222**

4 2 2

#### Sale Price

**\*\$890,000**

Sale Date: 15/08/2022

Distance from Property: 63m



**46 MASSEY CRES, CURLEWIS, VIC 3222**

4 2 3

#### Sale Price

**\$739,000**

Sale Date: 22/06/2022

Distance from Property: 209m



**1-3 WISELY AVE, CURLEWIS, VIC 3222**

3 2 2

#### Sale Price

**\$767,500**

Sale Date: 23/02/2022

Distance from Property: 470m



This report has been compiled on 05/09/2022 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

7 MEADOW DRIVE, CURLEWIS, VIC 3222

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range : \$800,000 - \$839,000

### Median sale price

Median price

\$720,000

Property type

House

Suburb

CURLEWIS

Period

01 July 2021 to 30 June 2022

Source

  
pricefinder

### 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

15 MEADOW DR, CURLEWIS, VIC 3222	*\$890,000	15/08/2022
46 MASSEY CRES, CURLEWIS, VIC 3222	\$739,000	22/06/2022
1-3 WISELY AVE, CURLEWIS, VIC 3222	\$767,500	23/02/2022

This Statement of Information was prepared on:

05/09/2022