

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

12 Greenvale Drive, Curlewis VIC 3222

Indicative selling price

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

Single price \$* or range between \$499,000 & \$548,000

Median sale price

Median price \$585,000 Property type House Suburb Curlewis

Period - From 01/03/2020 to 30/06/2020 Source REIV

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
1 55 Oceania Drive, Curlewis	\$ 525,000	04.08.2020
2 16 Brompton Avenue, Curlewis	\$ 540,000	20.09.2019
3 59 Creekside Drive, Curlewis	\$ 520,000	16.05.2019

This Statement of Information was prepared on: 29th September 2020