

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 or
locality and postcode

13 You Yangs Avenue, Curlewis, Victoria 3222

Indicative selling price

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

Single Price \$195,000

Median sale price

(*Delete house or unit as applicable)

Median price \$174,000

*House X

*Unit

Suburb
or locality Curlewis

Period - From 1st July 2016 to 30th June 2017

Source PriceFinder (Domain)

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
1 143 Oceania Drive, Curlewis 3222	\$210,000	19/4/17
2 135 Oceania Drive, Curlewis 3222	\$210,000	10/4/17
3 63 Sailfish Crescent, Curlewis 3222	\$192,000	13/3/17