

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

2 Genoa Way, 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

or range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$730,000

Property type

House

Suburb

Curlewis

Period - From

1 JANUARY
2023

to

31 MARCH
2023

Source

REIV

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

9 Pierview Crescent Curlewis	\$1,480,000	05/03/2022
147-149 Oceania Crescent Curlewis	\$1,320,000	28/11/2022
48 Elandi Crescent Curlewis	\$1,200,000	20/01/2022

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.~~

This Statement of Information was prepared on:

16/06/2023