

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 and
postcode

42 Baybrook Avenue 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

\$540,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$249,500

Property type

Land

Suburb

Curlewis

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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

15 Baybrook Avenue Curlewis VIC 3222	\$567,500	29-Dec-18
6 Steamship Place Curlewis VIC 3222	\$592,000	20-Mar-19
9 Oceanscape Road Curlewis VIC 3222	\$555,000	15-May-19

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: 23 June 2020



15 Baybrook Avenue Curlewis VIC 3222

4 2 2

Sold Price

\$567,500

Sold Date

29-Dec-18

Distance

0.24km



6 Steamship Place Curlewis VIC 3222

4 2 2

Sold Price

\$592,000

Sold Date

20-Mar-19

Distance

0.32km



9 Oceanscape Road Curlewis VIC 3222

4 2 2

Sold Price

\$555,000

Sold Date

15-May-19

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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