



# STATEMENT OF INFORMATION

128 CREEK ROAD, CURLWAA, NSW 2648

PREPARED BY MILDURA & DISTRICT REAL ESTATE

## STATEMENT OF INFORMATION



**128 CREEK ROAD, CURLWAA, NSW 2648**

 4  1  2

Indicative Selling Price

Price Range: **\$255,000 to \$275,000**

## MEDIAN SALE PRICE



**CURLWAA, NSW, 2648**

Suburb Median Sale Price (House)

**\$190,000**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**61 CHANNEL RD, CURLWAA, NSW 2648**

 4  2  2

Sale Price

**\$282,000**

Sale Date: 28/03/2017

Distance from Property: 564m



**94 ACACIA RD, CURLWAA, NSW 2648**

 4  2  2

Sale Price

**\$339,000**

Sale Date: 25/03/2017

Distance from Property: 2.9km



**275 DELTA RD, CURLWAA, NSW 2648**

 3  1  1

Sale Price

**\$225,000**

Sale Date: 10/05/2017

Distance from Property: 3.1km



Prepared on 12/10/2017 by Mildura & District Real Estate. © Property Data Solutions Pty Ltd 2017 (pricefinder.com.au)

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# Statement of Information

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

128 CREEK ROAD, CURLWAA, NSW 2648

### Indicative selling price

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

Price Range:

\$255,000 to \$275,000

### Median sale price

Median price

\$190,000

House

X

Unit

Suburb

CURLWAA

Period

01 October 2016 to 30 September 2017

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
61 CHANNEL RD, CURLWAA, NSW 2648	\$282,000	28/03/2017
94 ACACIA RD, CURLWAA, NSW 2648	\$339,000	25/03/2017
275 DELTA RD, CURLWAA, NSW 2648	\$225,000	10/05/2017