

# 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 15 Romney Drive, Curlewis, VIC 3222

### Indicative selling price

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

Single price  or range between \$830,000 & \$870,000

### Median sale price

Median price \$697,000 Property type House Suburb CURLEWIS  
Period - From 28/10/2022 to 27/10/2023 Source core\_logic

### Comparable property sales

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 eighteen months.

|   | Address of comparable property         | Price     | Date of sale |
|---|--|-----------|--------------|
| 1 | 13 Shakespear Avenue Curlewis Vic 3222 | \$871,000 | 2023-10-13   |
| 2 | 37 Capstan Crescent Curlewis Vic 3222  | \$870,000 | 2023-05-05   |
| 3 | 4 Sailfish Crescent Curlewis Vic 3222  | \$870,000 | 2023-08-04   |

This Statement of Information was prepared on: 28/10/2023

