

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

21 KELPIE BOULEVARD 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,750

Property type

House

Suburb

Curlewis

Period-from

01 Jan 2023

to

31 Dec 2023

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

8 MEADOW DRIVE CURLEWIS VIC 3222	\$635,000	12-Oct-23
5 MAYVALE AVENUE CURLEWIS VIC 3222	\$670,000	11-Sep-23
33 NEWFIELDS DRIVE DRYSDALE VIC 3222	\$680,000	22-Aug-23

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: 29 January 2024



8 MEADOW DRIVE CURLEWIS VIC 3222

Sold Price

\$635,000

Sold Date

12-Oct-23

4 2 2

Distance

0.11km



5 MAYVALE AVENUE CURLEWIS VIC 3222

Sold Price

\$670,000

Sold Date

11-Sep-23

4 2 2

Distance

1.02km



33 NEWFIELDS DRIVE DRYSDALE VIC 3222

Sold Price

\$680,000

Sold Date

22-Aug-23

4 2 2

Distance

2.49km

RS = Recent sale

UN = Undisclosed Sale

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