

# 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

26 Pierview 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 \$870,000

or range between

&

### Median sale price

Median price \$660,000

Property type House

Suburb CURLEWIS

Period - From 24/06/2023

to

23/06/2024

Source core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	15 Romney Drive Curlewis Vic 3222	\$877,000	2023-11-13
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: 24/06/2024

