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 ourb and oostcode	8 Eaglesnest Drive, Curlewis, VIC 3222										
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price			or	or range between \$100,000			&	\$100,000			
Median sale price											
\$697,00)		Propert	ty type	House		Suburb	CURLEWIS	3		
18/10/202	22 to	1	7/10/202	3	Source	core_logic	;				
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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

Ad	dress of comparable property	Price	Date of sale
1	37 Capstan Crescent Curlewis Vic 3222	\$870,000	2023-05-05
2	7 Hilltop Drive Curlewis Vic 3222	\$1,020,000	2023-05-12
3	108 Oceania Drive Curlewis Vic 3222	\$955,000	2023-05-31

This Statement of Information was prepared on: 18/10/2023

