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 or locality and postcode	4 Massey Crescent, Curlewis Vic 3222

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $580,000 & $620,000

Median sale price

Median price $625,000 Property Type House Suburb Curlewis

Period - From 01/07/2024 to 30/09/2024 Source REIV

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
1	20 Kelpie Blvd CURLEWIS 3222	$630,000	06/11/2024
2	35 Meadow Dr CURLEWIS 3222	$590,000	03/09/2024
3	40 Appleby St CURLEWIS 3222	$610,000	30/07/2024

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: 22/11/2024 18:37

4 Massey Crescent, Curlewis Vic 3222



4 2 2

Property Type: House
Land Size: 457 sqm approx

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median House Price
September quarter 2024: $625,000

Comparable Properties



20 Kelpie Blvd CURLEWIS 3222 (REI)

4 2 2

Price: $630,000
Method: Private Sale
Date: 06/11/2024
Property Type: House

Agent Comments



35 Meadow Dr CURLEWIS 3222 (REI/VG)

4 2 2

Price: $590,000
Method: Private Sale
Date: 03/09/2024
Property Type: House (Res)
Land Size: 489 sqm approx

Agent Comments



40 Appleby St CURLEWIS 3222 (REI/VG)

4 2 2

Price: $610,000
Method: Private Sale
Date: 30/07/2024
Property Type: House
Land Size: 400 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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