Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	14 Eden Terrace, Curlewis VIC 3222

Indicative selling price

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

Range between $595,000 & $645,000

Median sale price

Median price $650,000 Property Type House Suburb Curlewis

Period - From 13/08/2024 to 12/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* 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
13 Hinterland Drive Curlewis VIC 3222	$625,000	04/12/2024
56 Stanley Avenue Curlewis VIC 3222	$600,000	14/01/2025
20 Amber Avenue Curlewis VIC 3222	$620,000	03/12/2024

This Statement of Information was prepared on: 13/02/2025