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	6 Catani Lane, 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 $650,000 Property Type House Suburb Curlewis

Period - From 29/10/2024 to 28/04/2025 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 for 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
72 Creekside Drive Curlewis	$583,000	04/03/2025
40 Anstead Avenue Curlewis VIC 3222	$605,000	13/02/2025
27 Oceania Drive Curlewis VIC 3222	$615,500	29/03/2025

This Statement of Information was prepared on: 29/04/2025