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	27 View Bella Road, Curlewis VIC 3222

Indicative selling price

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

Range between $615,000 & $665,000

Median sale price

Median price $637,500 Property Type House Suburb Curlewis

Period - From 01/02/2025 to 31/07/2025 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
7 Komodo Road Curlewis VIC 3222	$645,000	18/07/2025
30 Kakadu Drive Curlewis VIC 3222	$665,000	15/06/2025
32 Border Collie Close Curlewis VIC 3222	$615,000	31/07/2025

This Statement of Information was prepared on: 01/08/2025