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<br>Including suburb and postcode | 12 Catani Lane, Curlewis VIC 3222 |

## Indicative selling price

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

Range between $595,000 & $635,000

## Median sale price

Median price $630,000 Property Type House Suburb Curlewis

Period - From 02/03/2025 to 01/09/2025 Source Cotality™

## 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 |
|---|---|---|
| 32 Border Collie Close Curlewis VIC 3222 | $615,000 | 31/07/2025 |
| 9 Tivoli Drive Curlewis VIC 3222 | $612,000 | 19/06/2025 |
| 73 Coriyule Road Curlewis VIC 3222 | $625,000 | 22/07/2025 |

This Statement of Information was prepared on: 02/09/2025